ROYAL COMMISSION ON METROPOLITAN DEVELOPMENT OF CALGARY AND EDMONTON

COMMISSION MEMBERS

Dr. G. Fred McNally, Chairman,
Mr. G. M. Blackstock, Q.C.,
Mr. I. C. Robison,
Mr. C. P. Hayes,
Mr. P. G. Davies, Q.C.

Dr. H. B. Mayo (Consultant)

Mr. Wm. McGruther, Secretary

P R O C E E D I N G S

held before Royal Commission at the Court House, in the City of Calgary, in the Province of Alberta.

SESSION - 17th DECEMBER, 1954

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E X H I B I T S

VOLUME 12

MORNING SESSION

17 DECEMBER, 1954

A. R. Smith, having been previously sworn, testified as follows:

THE CHAIRMAN: Are you ready, Mr. Smith?

A Yes, sir.

THE CHAIRMAN: All right, Mr. Smith, Mr. Robison has some questions that he would like to ask.

EXAMINATION BY COMMISSIONER ROBISON:

Q Mr. Smith, your Brief really raises about four questions; housing and assessments applying, and the corollary, the narrow tax base of the ensuing financial situation, health, including sewer and water and supply,and matters of that kind, and in reference to school and some miscellaneous affairs. Now I want to ask you some questions about the assessments, including health and sewer, it more or less all ties in together. Now on page 8 looking at the recommendation (d), on page 34, if you have that in front of you, while I realize that it's probably difficult for you to be too specific, have you any definite recommendations for the over-all area? You have heard what the Mayor of Calgary said. Do you concur with what he said?

Q Insofar as housing is concerned?

VOLUME 12

MEETING SESSION

12 DECEMBER, 1951

Mr. R. Smith, having been previously sworn, testified as follows:

THE CHAIRMAN: Are you ready, Mr. Smith?

A. Yes, sir.

THE CHAIRMAN: All right, Mr. Smith, Mr. Robinson has some questions that he would like to ask.

EXAMINATION BY COMMISSIONER ROBINSON:

Q. Mr. Smith, your trial really raises about four questions: housing and assessments applying, and the corollary, the burden for base or the already financial situation, health, industry, sewer and water and supply, and matters of that kind, and on relations to school and some miscellaneous affairs. Now I want to ask you some questions about the assessments, including health and sewer, if more or less all else in a package. Now on page 2 looking at the recommendation (d), on page 31, if you have that in front of you, while I realize that is possibly difficult for you to be too specific, have you any definite recommendations for the overall area? You have heard what the Mayor of Oakland said. Do you concur with what he said?

A. Insofar as housing is concerned?

Q Yes?

A Well, I think I said earlier, sir, that I don't favour the Municipalities getting into the subsidized housing field. I don't think it is a function of the Municipalities in the first place. The pitfalls in that, I think, are that when a Municipality gets into that field it is expected to donate the land, usually, and forego taxes on it, and subsidize the rentals as well. It bears in that way by far the greatest burden of subsidized housing apart from the capitalization, which appears to be borne by the senior Governments.

Q Would you then favour the Municipality endeavouring to stimulate private industry to do the job?

A Yes, that, is right, sir, and if necessary a lowering of the requirements under the National Housing Act to make housing available to a wider number of people, and in that way then increase the housing, and reduce the rents on rental accommodation.

Q Do you speak for the Council of Bowness in that regard?

A Well, I should imagine they would concur with me, sir, but I am speaking for myself, sir, now.

Q All right. Page 8.

THE CHAIRMAN: Mr. Robison, have you left, is that all you are going to say about housing, or are you going on with housing?

COMMISSIONER ROBISON: No, I am going on with it.

THE CHAIRMAN: Yes. Thank you.

Q COMMISSIONER ROBISON: Page 8. On this matter of discounts, the bottom of the page, which you say, "discounts which allegedly run as high as 40%."

A Yes.

Q The average in Bowness wouldn't be 40%, would it ?

A No, sir, I don't think the average is that high.

Q The average would not exceed 25 to 30%, would it?

A Over a long term I don't know, sir, and it is very difficult to get exact figures, but talking, shall we say, with real estate people who are in the business of selling these project houses that are being built out there, they don't blink when they say that most of them, many of them run up to 40%, and one told me the average is well over 30, the ones he handled.

MR. MACKINTOSH: May I give a word of explanation. I went into a house that changed hands in a transaction some considerable time ago, under what we call the lease option scheme, a discount scheme. That house was sold for the sum of $3000.00, and you could realize from the cost of the house the selling price of the house, and it was not a large house, and not in very good shape. Now in order to purchase that house the individual who bought it, he was a truck driver with a wife and two children, he had to borrow $600.00 to make the down payment from one of the finance companies at a rate of, I think, 12% per annum, and the

balance of the money, in order to get $2400.00, he had to borrow the sum of $5000.00. Now it takes for the first two years in order to retire the finance company's interest, part of the interest of the owner of the option for sale, $80.00 per month for the first two years, thereafter the matter of $60.00 for the balance of the time. If all went well and every payment was made, the payment would be retired in nine years and two months, and the approximate price, the total price that would have been paid would be $7,200.00, and the net return to the owner of the paper would be 22½%.

COMMISSIONER HAYES: That's interesting, isn't it. It almost sounds like a skin game.

A There are a lot of people in Bowness, sir, that think it is a skin game.

COMMISSIONER HAYES: Where do these people come from that hold this kind of paper?

A The City of Calgary, sir.

MR. MACKINTOSH: The City of Calgary.

COMMISSIONER ROBISON: You wouldn't say, Mayor Mackintosh, that that was a representative situation in the Town of Bowness, would you?

MR. MACKINTOSH: I am quite certain it is, sir.

COMMISSIONER ROBISON: You would say that that is a representative situation?

MR. MACKINTOSH: Quite common. I shan't say that

there is not a greater number of homes with a proper agreement for sale, but it is quite common in the sale of houses today at Bowness.

A Excuse me. We feel that what is inconsistent with the National Housing Act and loaning authorities is that these people are able to pay money, and pay good money, and they are not getting what they pay for.

Q COMMISSIONER ROBISON: Well, you are up against the problem, are you not, where you have a man who has not the down payment but has the income?

A Even when he has the down payment, sir, the agreement for sale is rather high for the equity that is being given away, as it were.

Q Well then, on the top of page 9 there is a rather oblique reference that I cannot understand, and while it may not be important, you say here, "--is forced into having to finance in what is, in effect, a black money market." What do you mean by a "black money market"?

A Well, I suppose using the same term as the word "black" has been associated in any of the trade markets in the world where you pay an additional amount in order to get something that is in short supply, usury in other words. I applied it to the money market instead of silk stockings.

Q Well, there are people here who are lending money. Is there not a beneficial side to this? Suppose that these people who are lending money under agreements for sale at Bowness,

Montgomery and Forest Lawn, had been unable to lend on that basis, then you would have had no housing whatsoever out there, would you?

COMMISSIONER BLACKSTOCK: I think the evil is that the contractor gets his money back, and he gets his profit, but he has added so much to the purchase price that he can afford to discount his agreement at 30%.

A That is right.

COMMISSIONER BLACKSTOCK: The point is the purchaser is paying far more for his house than if he had the cash money to put on the line.

A That is the point.

COMMISSIONER ROBISON: But the point is that these people have provided a housing market, haven't they? Rightly or wrongly that is a fact?

A Yes, definitely.

Q Yes, all right.

THE CHAIRMAN: A housing service.

COMMISSIONER ROBISON: That's correct. I know a good deal more about this than is necessary to go into at the moment.

COMMISSIONER DAVIES: But Mr. Smith, without condoning the practice, is it not a fact that the man who is in that house that he figures at the end of nine years he is going to own something, whereas if he had stayed in Calgary he would have merely paid that much in rent and wouldn't have

anything?

A That's the only reason they are doing it.

COMMISSIONER DAVIES: That is nonetheless true though, isn't it?

A That is true, that is right.

Q COMMISSIONER ROBISON: That is quite right, Commissioner Davies. Now I wonder if we could look at page 28. I am keeping this, Mr. Smith, fairly consistent throughout, I think you will see.

A Yes, sir.

Q Re permits and inspections; the second paragraph, "Building inspections are performed by a part-time inspector --", and I also refer to page 1 of Dr. Rawlinson's report where he says, "the fact that only comparatively recently has attention been paid to building standards and planning," what I would like to know is has the Town Council of Bowness a building bylaw?

A Yes, a Building and Zoning Bylaw, sir.

Q A Building and Zoning Bylaw?

A Yes, it is a combination bylaw.

Q Would it be possible to file copies of that bylaw?

A Well, I have one copy here now. You want more than one copy?

Q Eight.

MR. MACKINTOSH: We have several hundred of them printed. Those can be easily supplied, sir.

COMMISSIONER ROBISON: All right. And that would cover gas too, the installation of gas?

MR. MACKINTOSH: I believe it does. No. In other words we have a separate bylaw drawn up very largely, and amended by and on the advice of the Gas Company in order that the technical aspects may be covered.

A The Gas Company performs, in effect, the gas inspections, and they make a very thorough job of it, and have been, as a matter of fact, able to assist the Town greatly in its building standards by refusing to put gas into any house that does not come up to certain specifications.

Q COMMISSIONER ROBISON: I was just going to ask you about that. There was criticism in the newspapers, as I remember it, about the gas installations, or gas appliances and stoves in Bowness here within the last year, and there was a re-inspection, or some inspection being made. Do you know anything about that?

A That is the result of additions which are made illegally by the residents, and like everything else, it eventually comes to light and then the Gas Company take steps to investigate the matter again.

Q Well, were there a great number of illegal additions made?

A Proportionately I wouldn't say that there were a great many, but in that any one is more than enough there were a great many.

Q Well I would assume then that under 319(a) of The Town and

Village Act that there is a bylaw with regard to building standards then, and that you have bylaws with regard to gas too?

A Yes, sir.

Q And you can file copies of those.

THE CHAIRMAN: How many bylaws are you talking about, two?

COMMISSIONER ROBISON: Yes.

THE CHAIRMAN: It seems to me, Mr. Smith, that if you have individual copies that you could file with the Secretary, it would be well to have them entered now, and then you will send us the others, as the Mayor assures us you have additional copies which could be filed with us on the 24th of January.

A I don't have an additional copy of the gas bylaw here, sir.

THE CHAIRMAN: Have you by any chance, Mr. Mackintosh?

MR. MACKINTOSH: Yes.

THE CHAIRMAN: I see.

MR. MACKINTOSH: Not here, sir, no.

THE CHAIRMAN: Well, Mr. McGruther, would you prefer to have it entered and numbered, and make a note to get them from either Mr. Smith or Mr. Mackintosh?

MR. MACKINTOSH: Eight copies, sir?

THE CHAIRMAN: Of each.

MR. MACKINTOSH: I will phone to the office and

have them prepared and have them sent in this afternoon.

THE CHAIRMAN: Oh, splendid. Then, Mr. McGruther, will you give us numbers?

MR. McGRUTHER: 45C will be the Zoning Bylaw. What did you call it?

A The Zoning and Building Bylaw.

ZONING AND BUILDING BYLAW OF BOWNESS THEN MARKED AS EXHIBIT 45C.

THE CHAIRMAN: This is 45C, the Zoning and Building Bylaw.

MR. McGRUTHER: That is right, sir, for the Town of Bowness.

THE CHAIRMAN: The Town of Bowness.

A I do not know the name of the Gas Bylaw.

MR. MACKINTOSH: I couldn't give it its official name.

THE CHAIRMAN: We will just call it the Gas Bylaw for the present.

MR. McGRUTHER: That will be 46.

THE CHAIRMAN: Yes, thank you.

GAS BYLAW OF THE TOWN OF BOWNESS THEN MARKED AS EXHIBIT 46C.

COMMISSIONER ROBISON: All right.

COMMISSIONER HAYES: Before you leave that, what do you do when they break a bylaw, in other words when they make some additions or alterations without a permit? What do you

do with them?

A The Gas Company cuts off the gas until they fix it. That is pretty well the extent of it, sir.

MR. MACKINTOSH: May I make an explanation which might be a little more full. Some time ago we had two asphyxiation cases in Bowness. Unfortunately one young married girl lost her life in the first asphyxiation. So we approached the Gas Company, and said to the Gas Company, "Now we want to cover the town thoroughly with an inspection of the gas installations throughout the Town." They were very co-operative and they said, "All right, we will stand the cost of sending two teams out to the Town to make those inspections if you will furnish, what you want to call it, the enforcement officer, as it were, to see that their recommendations were carried out." Now I would surmise that it cost the company no less than $3000.00, and the Town has probably spent in the neighbourhood of 1500 to $2000.00 making sure that every installation in the Town at that time was inspected, put into proper condition, and that the recommendations of the Gas Company have been enforced, and the Gas Company and ourselves have on record the original inspection sheets, and also the times on which their recommendations were carried out to make the gas perfectly safe for the residents of Bowness.

THE CHAIRMAN: Mayor Mackintosh, in the case of a new installation, is your inspector responsible or --

MR. MACKINTOSH: Our inspector is responsible in the first instance, and he phones the Gas Company giving permission for the Gas Company to install a meter, and at that time they make sure --

THE CHAIRMAN: There is a further inspection, is there?

MR. MACKINTOSH: Yes, sir.

Q COMMISSIONER ROBISON: On page 2 of Dr. Rawlinson's report at the bottom, Mr. Smith, he talks about a safe water supply, and he goes on to say that there is no provision for it, and the supply to the Town is incidentally contrary to regulations. What I am asking you now, is that referring there to regulations passed under the permissive sections of 314 and 318(c) of the Town and Village Act, general bylaws relating to health, water regulations?

A I don't know what regulations he is referring to, sir, but in the Provincial sanitary regulations they have certain requirements insofar as the distance between the wells and septic tanks and outhouses, and the distance from houses, the relationship between the whole three.

Q That is a Public Health Act?

A Yes, a Public Health Act. And I think he is referring more specifically to that.

Q There are no regulations passed pursuant to these sections or bylaws in the Town of Bowness?

A Of that I am not sure.

MR. MACKINTOSH: In that direction, sir, we are governed by the Provincial Health Act.

COMMISSIONER ROBISON: Thank you. Page 10, Subsection (a) of the Town Brief of the Town of Bowness, it states, "The prohibitive cost per head of installing sewer and water over a large area to serve a relatively few people;", and I had written down at the time, are there any priorities that stand out in the mind of the Council of the Town of Bowness with regard to the installation of sewer and water, and then I find on the top of page 29 the possibility of an answer, where the Brief states that, "Development has been scattered throughout the Town but there has been a natural consolidation in two major areas creating a dangerous public health problem which requires the urgent installation of a water and sewerage system." In other words in case of amalgamation would the Town be satisfied to have those two areas installed first?

A If you look at the plan here opposite page 11, Commissioner Robison, if you look rather closely you will see there are two grades of dark, a heavier and a lighter including the black commercial.

Q Yes?

A Now those are the fairly densely settled areas, anywhere from 75 to 100%. The immediate priority, I believe, in

those areas would be in that portion in the north-east corner of the map.

Q Yes. That's where you come in over the bridge?

A Yes. Now the City Engineer's Department has in its figures, has estimated on the servicing of those areas.

Q That's the answer. Now are there any other regulations or bylaws passed under the permissive sections of the Town and Village Act that bear on housing, sanitation, or matters allied thereto?

A To the best of my knowledge there are not any others, sir.

Q There are none others?

A No others, sir.

Q All right. Now, Mr. Chairman, I move from there into assessments, if anyone else wants to talk about housing.

THE CHAIRMAN: Yes.

COMMISSIONER BLACKSTOCK: Perhaps, Mr. Robison, in relation to gas, the Public Utilities Board insist on every Town and Village passing an inspection bylaw, and that bylaw is submitted to the Board's inspector and approved by him as well as by the Gas Company, and nearly every gas bylaw in the country is based upon the Edmonton or the Calgary Inspection Bylaw.

COMMISSIONER ROBISON: The only reason I brought that up, I had reason to believe that the situation had got rather out of hand out in Bowness, according to the reports I had received on the basis of these illegal installations.

COMMISSIONER BLACKSTOCK: Well, I can tell you of a case, not in Bowness, where the Board's inspector inspected the installation, passed it, and authorized the gas to be turned on, and the following, during the following week the owner of the premises ran a line from the house to a little bunkhouse that he had at the back. That wasn't discovered until the bunkhouse blew up. That's the sort of thing that can happen, you can't be there every hour of the day and every day of the week.

MR. MACKINTOSH: May I ask, Mr. Commissioner, if it was a rubber hose that he used for the installation?

COMMISSIONER BLACKSTOCK: No, it was good enough pipe, but he had the wrong type of fittings on and they were not tight.

MR. MACKINTOSH: We have had that in Bowness, a rubber hose.

COMMISSIONER ROBISON: Shall I move into assessments?

THE CHAIRMAN: I was just going to ask if anybody else had questions on housing. Mr. Smith, I don't think, at least it is not clear in my mind, the size of the lots. You said on account of subdivisions of this sort, one sort and another, the lots on which houses are being built are so small as to make this system of waste disposal, at least add to the jeopardy of it.

A Yes.

Q Can you give me an idea as to the prevailing size of those

small lots?

A Yes, the prevailing size is 50 feet.

Q 60?

A 50.

Q 50 by --

A By 120. Now that is a standard size in the City, but it's a very small size when you start loading into the soil all these various factors of water supply and disposal.

Q Yes?

A I was going to say that a satisfactory standard would not be the same in all areas, or in all soils. With the soil like they have in Bowness, and with the moisture conditions, to have a satisfactory standard of sanitation in water supply within each residential lot, you would have to have a much larger lot than in certain areas in Calgary or in Edmonton. The soil factors themselves affect the safe size to a great extent.

COMMISSIONER ROBISON: All right. On page 19, and dealing now with assessments, there is a rather interesting argument attacking the fair actual value method. Would you agree that the assessment on property taxation on real property can support distinctly municipal services apart from this extra burden created by education, and welfare and hospital matters?

A Do you mean the way it is set up presently?

Q Exactly?

A Oh yes it could, sir.

Q Just in line with what Mr. Batchelor said?

A Yes.

Q With regard to the City of Calgary?

A Yes, it could do that, but I still wouldn't agree that it was a fair way of doing it.

Q Well, it's an academic argument.

A It's an academic argument.

Q Well, we are grateful to you for putting it in here. You realize, of course, that there is only one other way of doing it, and that's the rental method as opposed to the capital method.

A Yes.

Q And the rental method is not by any means universally acceppted.

A Yes.

Q However, let's not get into an argument about that. On page 21 you say in the fourth paragraph, "Buildings are appraised according to tables in the Provincial Government 'RATES FOR VALUING BUILDINGS AND IMPROVEMENTS 1949.'". What I am asking you, is the Town of Bowness in its position invariably is the assessor using the new assessment manual issued by the Department of Municipal Affairs?

A He is now using that, sir, but it is so recent there has been no chance for it to effect itself in the assessment of the Town.

Q Under Section 70, subsection 4, of the Town and Village Act, there is a provision whereby the Council, in order to make a general assessment, can requisition the Director of Assessments. I wonder if the Town Council out there has ever requested any help of the Director of Assessments in assessing the buildings, assessing the Town?

A I don't think the Town has had any occasion to believe it is necessary, sir.

Q They think they can carry right on without any outside help?

A Insofar as the assessments of lands and buildings is concerned, I think that is the case.

Q Don't you think it would be wise to get some direction in an assessment situation such as you have out there from the Director of Assessments?

A Well, it would be wise if we thought there was any irregularity, I suppose, in the method of assessment, in the manner in which it is carried out.

Q Well, I suggest to you that it would be a good idea to have some representative from the Director of Assessments' office be asked to come down and check with your assessors some of the assessments, I think it would be a good idea.

THE CHAIRMAN: Mr. Smith, how long has your present assessor been engaged in work in Bowness?

A Well, I think before it became a Town. Is that not so, Mayor Mackintosh?

MR. MACKINTOSH: Yes, sir.

THE CHAIRMAN: You regard him as a competent and experienced man?

MR. MACKINTOSH: Oh yes, Mr. Carmichael was the assessor, and he is recommended by the Department. He also conducts assessment duties in Picture Butte and those parts of the Province. A very efficient man.

THE CHAIRMAN: I understand all that Mr. Robison is suggesting, I think, is for the protection of the Town.

MR. MACKINTOSH: Yes, sir. I might say that we have had a Department man down to spot check, we re-assessed the Town a year ago, and we had a Department man down to spot check various homes that Mr. Carmichael worked on, and it was very satisfactory. In addition to that I am from time to time in touch with Mr. Laidlaw, the Provincial Assessor.

COMMISSIONER ROBISON: Well, that's exactly what I had in mind, Mayor Mackintosh, thank you very much.

COMMISSIONER HAYES: Is it not true that the assessor must be okayed by the Department.

MR. MACKINTOSH: Must be approved by the Department, yes, sir. Mr. Carmichael is approved.

COMMISSIONER HAYES: In other words, if there is an inefficient man he likely wouldn't get any approval of the Department, so we have a right to assume that each assessor does have a measure of experience and is capable.

COMMISSIONER ROBISON: What are the, have you any information as to the exemptions in the Town of Bowness?

A Yes, it is relatively small, sir, I think about $132,000.00 only.

Q 132,000 out of a total assessment of, what was the figure again?

A Out of one million -- 2,180,403.

THE CHAIRMAN: This is property that is exempt, is it?

A This is the total.

COMMISSIONER HAYES: The total is what again?

A The total is 2,180,403.

THE CHAIRMAN: And the portion that is exempt, did you give that figure, Mr. Smith?

A I seem to recall it as being about $130,000.00.

THE CHAIRMAN: Composed mostly, I suppose, of schools and churches and that sort of thing?

A And town property and so on.

THE CHAIRMAN: Town property.

COMMISSIONER ROBISON: Well, that is not a significant figure. All right, I have done with that section, Mr. Chairman.

THE CHAIRMAN: Is there any question on the part of any other Commissioner about assessment?

EXAMINATION BY COMMISSIONER DAVIES:

Q Mr. Smith, the park there is owned by the City of Calgary, isn't it?

A Yes, sir.

Q Is that within the town limits?

MR. MACKINTOSH: No, sir.

A No, I don't think so, no, it is outside.

MR. MACKINTOSH: I might say that representations for assistance have been made to the Department of Municipal Affairs both with regard to the City of Calgary park and also to the Golf Course. The levy at the present time from the city to those two affairs is approximately $2500.00, and as much as we would like to get the revenue because we render some services, and the Municipality of Springbank render no services whatsoever, and yet we can't get the Department to agree to our taking it within our boundaries.

Q COMMISSIONER DAVIES: That is the M.D. of Springbank, Mr. Smith, taxes both those, the Golf Course and the Park?

A Yes, sir.

Q But both are revenue-producing respectively to Calgary and the Golf Club?

A Yes, sir, that is right, sir.

Q Is the Golf Club privately owned?

A Yes, sir.

MR. BREDIN: I might say, if I might interrupt

at that point to sort of throw a bombshell at this point, the City Act provides that where a park is owned either within or without the limits of a city, it is part of the city, and I doubt very much if taxes could be levied against it, even if it were incorporated into the Town. Unfortunately there was some litigation with the Municipal District of Springbank, and perhaps due to inefficiency in the Legal Department this section of the old Charter was never cited to the Court, and the case went against the City, but should it go into another Municipality, the matter would not then be res judicata, and the proper section would no doubt be cited, and I doubt very much if the Town of Bowness would be successful in getting any taxes from the City.

COMMISSIONER HAYES: I think that is true of all Municipalities.

MR. BREDIN: Yes, sir.

COMMISSIONER HAYES: I am sure it is. We have two cases in our own Municipality, and I am sure that is in all Municipalities.

EXAMINATION BY COMMISSIONER ROBISON:

Q I have two or three more questions of a general nature. On the bottom of page 2, Mr. Smith, there is a statement that, "The original promoter installed a pressure water system and fire hydrants at the west end of the townsite, paid for a gas line into the Town, and through an arrangement

with the Calgary Transit System paid the cost of bringing the street railway into the townsite." Is there any written agreement covering any portion of that?

A Well, regarding the whole statement that you have mentioned, the water pressure system, that was abandoned many years ago, and I believe the pumping station and so on were finally removed about 1927 or 1928. With regard to the gas, of course, that falls into the present agreement. Now the agreement with the Calgary Transit System, of course, is still in force, and they provide the transit service out there. Otherwise there is nothing.

Q All right. Page 26 -- the question of Government grants is raised on the last line of the page where it says, "51% of this amount was received from the Government as grants of all kinds." I don't suppose that you have a list of the Government grants received during the last fiscal year, and for what purposes?

A Well, insofar as the Town's financial statement shows the moneys as received from the Government for purposes, that is all you would have, the School Board would have the remainder.

Q But you have filed copies of the financial statement of the Town?

A Yes, sir.

Q And it will show in that?

A Yes, sir.

Q Thank you. Now in 33(b), page 33 subsection (b) where you speak of the possibilities of becoming a forgotten area you go on to say, "--we wish that some system of representation should be devised to help us to safeguard our interests." Would you explain what you mean by that and if you have any specific recommendations?

A Well, the matter has been discussed, sir, and it is very difficult when one faces the realities to decide just what kind of a system could be evolved. It is the presently accepted system in various areas. The maximum population total in the town is in the neighbourhood of eleven to 14,000 people, and by the time it reaches that population the population in Calgary might well be over 300,000, and 14,000 people might certainly be large enough for a ward. At the present time 5000 in relation to the whole certainly are not enough. There is some talk coming out of the greatly expanded boundaries which the City is recommending to the effect that there is some doubt as to whether or not the present system in the city would be satisfactory when the city reaches those new boundaries, and at some time they are going to have to change it in any case. Might not now be the time to consider some change in the system of election and representation. At the present time there is a general, there is a general representation which is satisfactory, I believe myself, up to a point, and it might even be satisfactory if a great number of

people were confined within a very small area, but we are not proposing that, and we actually have not got that now.

Q All right.

THE CHAIRMAN: Mr. Robison, may I interrupt you. Mr. Smith, there must be, as I understand it, the Council is now elected at large in the City of Calgary, is that correct?

A Yes, sir.

THE CHAIRMAN: And there must be areas in the City where they may not at the present time have any resident aldermen, never have had, and yet perhaps Mr. Bredin knows better than you do about this, but there is very little complaint either here or in Edmonton, so far as I know of, of neglect on the part of the Council, or the individual representatives of areas, either the people's ratepayers associations or others make proper representations, would that be true?

A That is true, but the cities still have been small, it is only in the past few years they have been of any stature as far as area is concerned. The City of Calgary, in general, has been very compact, and they have had one or two appendages, you might call them, in the way of Ogden.

THE CHAIRMAN: Well, that's the problem I had in mind, that seems to be quite a long distance away from the City Hall.

A Yes, but two or 300 people is nothing in proportion to 5000.

THE CHAIRMAN: Oh.

A There is South West Calgary; I don't know how many people there are living in West Calgary, maybe 300. It is only in recent years that the city has become a large city.

COMMISSIONER ROBISON: Well, the only thing is it is a rather pious hope, "We wish that some system of representation should be devised to help us safeguard our interests."

A Yes.

Q That could mean something, or it could mean nothing.

A I think the Town in this case, sir, is open to suggestion itself. It could come out and say we want a ward system, period. Well, there is rather a feeling there is no sense asking for the stars or the moon. I don't think they felt the ward system would be justifiable in view of their population, in other words they are being reasonable about it.

Q Would the Town be satisfied if this over-all area were created, would the Town be satisfied to just become a part of the broad population base which elects aldermen-at-large?

A If there were no other alternative, yes, sir.

THE CHAIRMAN: Would Mr. Smith comment on the Mayor's suggestion of the advisory committee?

A Well, I think that something along that line would definitely be necessary, at least in the first few years, and while the general raising of standard was in progress.

THE CHAIRMAN: It certainly could be very

helpful, no doubt about that.

A It could be very helpful, at least in the period of change from one to the other.

COMMISSIONER ROBISON: Just an advisory body.

THE CHAIRMAN: Yes, that's all.

A Yes, sir.

THE CHAIRMAN: Carry on, Mr. Robison. You are not through yet?

COMMISSIONER DAVIES: Just before he leaves this I want to ask --

THE CHAIRMAN: Yes. You are not through yet, are you Mr. Davies?

COMMISSIONER ROBISON: Well no, I wish Mr. Davies would because he has researched it.

COMMISSIONER DAVIES: No, just a very few questions. How many are there on the Council now?

A Six men and a Mayor, six Councillors and a Mayor, sir, seven.

COMMISSIONER DAVIES: And on the Public School Board?

A Five.

COMMISSIONER DAVIES: And then there is no Separate School Board?

A No, sir.

COMMISSIONER DAVIES: I will come back to the question of boundaries later.

Q COMMISSIONER ROBISON: This is my final question, I

raised it the other day, and it is with regard to the over-all City plan and boundaries. I asked Commissioner Strong about this, I am concerned about that so-called Silver Springs area. Do you know where I mean?

A Yes, sir.

Q Going up over the tracks around by the Sanitarium, and up that hill and down out onto the Banff Highway?

A Yes.

Q Do you feel that that area, without demarking it too specifically now, but do you think it would be wise to bring that area into the over-all metropolitan area, or is it satisfactory to leave it with the District Planning Commission, which, as you know, lacks teeth?

A Well, I was going to say, it depends upon the teeth given to the District Planning Commission, if you do change the legislation in any way, or recommend changes.

Q Well assume there is, from the point of view of good planning, from the metropolitan area from the point of view of this amalgamation proposal of the City, would it be wise in your judgment to bring that so-called Silver Springs area into this over-all plan?

A There again I condition my answer, sir; if you are just going to take the authority of the City out to those limits, then of course no, but if you are proposing to extend the city limits and as well set up an area outside the limits over which it would have authority, then yes. Of course it would

be only a little over a half a mile to a mile away from the new city limits that are proposed in this plan.

Q You see that's the only way you can get out of the west end of Bowness is along that road.

A That is right.

Q And if Bowness came into the city, isn't it reasonable to think that that area might properly come in also?

A To come within the city limits?

Q Yes?

A Well, only insofar as for many many years to come it would give control over the area, but insofar as the extension of the city utilities is concerned, that is out of the question almost entirely until they set up a brand new system in the north-west end of the city.

Q I have done, Mr. Chairman.

MR. BREDIN: Commissioner Robison, just on that point I am informed that it was an oversight on our part in drawing the map of this large area not to include that Silver Springs area, and that we felt that it should be part of the over-all picture.

COMMISSIONER ROBISON: Well I am glad to hear that, Mr. Bredin, because I feel it should be myself.

THE CHAIRMAN: Mr. Bredin, have you got the map in front of you? How much, the boundary as now proposed is on the east side of sections 2?

MR. BREDIN: Yes, sir.

THE CHAIRMAN: And how far west, would it take the west side of --

A Two more miles on top of what it already is.

MR. BREDIN: To the west side of 3.

THE CHAIRMAN: Yes, to the west side of 3. Then according to Mr. Smith's waggling of his pencil here, it would be further west than the west side of 3 and 10?

A It would come about the middle of 4.

THE CHAIRMAN: About the middle of 4 I think.

COMMISSIONER ROBISON: I wonder if Mr. Martin could mark that just roughly on a map and show us what he thinks.

MR. MARTIN: I think, Mr. Chairman, it would be useful first to consider why development is taking place in that area, and the general reason for that is because of the highway, and there has been a very strong tendency as evidenced by the development which had already taken place when the Calgary District Planning Commission was formed, and also from additional applications which we have received for further development to take place in that area, there has been a very strong tendency for it to be broken down into smaller parcels, say parcels even as small as one acre in size, and I think it is very likely that that tendency will continue. Now the utility question was mentioned earlier. While it is admitted that that particular area cannot be tied into the present city system, but at the same time in acreage parcels developed there it would improve

and there is adequate water supply, and these utilities could be supplied by individuals themselves through deep wells and septic tank disposals. Now the area would have to go to the north of the highway as well as to the south of the highway, so that it would pretty well have to take in 2, 3, 10 and 11.

THE CHAIRMAN: And when you are talking about the highway you mean the highway which comes from the end of the bridge and up to the --

MR. MARTIN: No, sir, I mean the Banff Highway. It is the diagonal line through there. It would also take in the area traversed by the road which is called the Keith road, I think, the road leading from the Town of Bowness to the highway.

THE CHAIRMAN: Oh yes.

COMMISSIONER DAVIES: Do the proposed Calgary extensions on your original plan on the Calgary exhibit, Mr. Martin, include the Keith Sanitarium area?

MR. MARTIN: No, sir, they do not. They stop short of the river which is the north boundary of the Town of Bowness.

MR. BREDIN: I might say, Mr. Chairman, that Silver Springs, perhaps some members of the Commission know more about it than I do, but about in the early 1930s that was a relief settlement scheme whereby the recipients of relief were settled on these small parcels to make them

become self-sufficient, and it grew up that way.

A Most of the shacks -- I understand you have driven by there?

THE CHAIRMAN: Yes.

A -- are the products of many years standing, although there have been a few that have been built in the past, oh, within the past four or five years. However, I don't think that any shacks, as such, there have been small homes, but shacks have been built in that area since the Improvement District passed its zoning bylaw and got a building inspector.

COMMISSIONER ROBISON: And when would that be?

A That was November, 1952, if I recall correctly.

Q There has been some stuff moved in there, streetcars?

A There were streetcars in there before.

MR. GARDINER: Mr. Chairman, might I just supplement what Mr. Martin had to say. He had suggested that perhaps the development might well be within the authority of the city, but on an acreage basis based on septic tanks and deep wells, as far as water and sewerage is concerned. I think on behalf of the larger area contemplated here municipally we would like to go along with that statement. It becomes another fringe if it is left in the hands of the rural authority, and to the extent that good government and good supervision would be available, I think it should definitely be added into the city's orbit of administration and control.

THE CHAIRMAN: Thank you very much, Mr. Gardiner.

I think that's a great contribution.

A I might add that is my opinion, sir. I can see no harm in taking the city boundaries out the two or three miles necessary in any direction in order to gain control over these areas. It takes it off the Municipality's shoulders, and of course also puts a responsibility on the Municipality immediately to stop any further development, if they so desire.

THE CHAIRMAN: What becomes of the 110 square miles then, Mr. Bredin? It keeps growing, eh?

COMMISSIONER DAVIES: Mr. Martin, as a Planner, supposing those boundaries were extended; I presume that there is some type of development and building that would be allowed to go on beyond the city boundaries.

MR. MARTIN: Oh yes.

COMMISSIONER DAVIES: Supposing I am a resident of Calgary, and there is a nice site out there on the hill overlooking, with a mountain view, and so on; that is not going to be classed as a fringe development that somebody should not be allowed to go on, would it? Would it be by the District Planning Commission?

A Well --

MR. MARTIN: Are you addressing your remark to me or to Mr. Smith?

COMMISSIONER DAVIES: Well, I was looking at Mr. Smith.

MR. MARTIN: You said Mr. Martin.

COMMISSIONER DAVIES: Oh, I am sorry, I really meant Mr. Smith. It doesn't matter who answers it.

A Well, assuming that the city limits extended to where this map shows there would perhaps be no area on the map outside those limits which would not even be under Municipal zoning bylaws zoned as agricultural. Now as those bylaws presently require you could not subdivide a parcel of land into anything smaller than 20 acres. Now insofar as desirable locations, such as you are mentioning, are concerned, there are several areas like that which would have a zoning, possibly what would be called or termed a small farm zone.

THE CHAIRMAN: You are speaking of outside the projected city boundaries?

A Yes, sir.

THE CHAIRMAN: But which would be under the jurisdiction of the District or Regional Planning Commission?

A That is right. You would have a gradation then of small farm zone, and possibly even within it, or in certain areas again a suburban zone, and there again the subdivision would be linked to the zoning. With the small farm zone you could have parcels anywhere from 20 down to about five acres, and for the suburban zone, depending again upon its location, down to one acre in size. We don't think it's advisable to have one acre parcels generally, though,

outside the city limits. The reason for that basically is that the price per acre or the price of a building site if it is greater than two or three acres in size is usually put out of the range of the person who can afford only to build a shack. You are, in effect, putting an economic zoning in, and if a person can afford to buy three to five acres he usually is intending to put up a fairly decent home. In that way you are protecting the Municipality against shacks and the other problems.

MR. MARTIN: Mr. Chairman, I wonder if Commissioner Davies was referring to locations outside of the new city or metropolitan boundaries?

COMMISSIONER DAVIES: Yes I was.

MR. MARTIN: Which because of their unique location, or mountain view, or overlooking a valley, ought to be excepted from the 20 acrea idea, is that correct?

COMMISSIONER DAVIES: Yes, that is what I had in mind.

MR. MARTIN: Yes, we envisage something in that nature. As Mr. Smith mentioned we have several locations of that kind in mind, but in addition to the remark which he made, and to ensure what Mr. Smith was suggesting that it would be a better type of development, I think developments of that kind should be covered with some sort of a caveat setting a minimum for the size of the building, or something of that nature, because otherwise I think there would be a possibility of similar areas of fringe development taking

place further out.

COMMISSIONER DAVIES: I take it the answer is that it is not within the contemplation of the Calgary area with anybody associated with planning that if somebody who had financial means wished to establish a very fine home beyond the boundaries of the City of Calgary that there would not be provision for it.

MR. MARTIN: Certainly not, sir.

A Certainly not.

COMMISSIONER ROBISON: Just at this point I would like to point out that in Edmonton the conclusions of Planners were challenged as being idealistic and theoretical, and needed the practical thinking of businessmen, that was the statement, something like that. Now reading the Town and Rural Planning Act I find that Section 65, subsection (2) states that "the general plan shall be prepared by qualified persons." Now the Act, as far as I have been able to find out, does not define what they mean by "qualified persons", but you see what we are up against; there is a body of thinking that feels that this planning tends to become theoretical, and the conclusions of Planners need to be checked by practical businessmen, whatever that means, that is not defined either.

A We have seen the results, or the efforts of practical businessmen, sir, in the subdivisions and developments we are getting from the last real estate boom that took place

in 1911 and '12 and left us all this.

COMMISSIONER ROBISON: Well, on the Planning Board's setup under the Act, you would agree that there are others in addition to what you might call Planners professionally trained?

A That is right, sir.

Q And in all the Boards here that is so, isn't it? Correct, Mr. Martin?

A That is correct, Mr. Chairman.

COMMISSIONER ROBISON: I just wanted to bring that up in view of what was said so tersely in Edmonton by a businessman.

A Well of course here we always have a check in the District Planning Commission anyway on your Municipal representatives, who either may be politcally, or at least elected representatives, and at the same time may be businessmen.

COMMISSIONER ROBISON: Are they qualified persons within the meaning of the Act?

A Well yes, I suppose, in that they are appointed by their Councils and they are therefore qualified.

THE CHAIRMAN: They may be -- what kind of businessmen did you call them?

COMMISSIONER ROBISON: Practical.

THE CHAIRMAN: Practical, yes.

COMMISSIONER ROBISON: That is not defined in the Act either, Mr. Chairman, and I don't know what it means.

A There is definitely a danger, of course, that one could be carried away by idealistic planning, but I don't think it would stand up when it comes down to the final analysis.

THE CHAIRMAN: Which wouldn't stand up, the plans of the Planners?

A Doing everything idealistically.

THE CHAIRMAN: Yes.

A Because you have to cope with the pressure of economics, and progressive developments, and changes in Government, and changes in public thinking.

THE CHAIRMAN: This Commission has heard some rather caustic comments about what Planners do if left to themselves, and that's what Mr. Robison has in mind?

A Yes.

EXAMINATION BY COMMISSIONER DAVIES:

Q Mr. Smith, I want to take you down to Division 1 just for a moment, because the same thing may come up north-west of here. Supposing I own 30 acres in Division 1 now beyond the city limits, and I want to transfer three acres to somebody who wants to put a very nice home up there.

A Yes.

Q I understand I can't do that now, can I?

A It depends on the portion of Division 1 you are living in, sir.

Q Well, supposing I am in the right portion, what do I have to

go through to do that now?

A Well, the restriction, the only restriction now is in the design of your subdivision. We take the course that any subdivision that is effective now is going to set the pattern and design for future subdivision at a later date, and that any subdivision, therefore, that takes place now of that order that you are speaking of --

Q I am talking about a dwelling.

A You are talking of two, four or five acres.

Q Yes.

A Any subdivision that takes place now in parcels of that size should conform in its property lines, or in any streets or roads it makes with what we feel for various reasons should be the eventual picture.

Q In other words do you start at the existing city boundaries and project your lanes and roads out, and then make my three acre parcel say that I want to get from my friend fit in with that particular pattern?

A No we don't, sir. When a subdivision is designed you have to take all the elements into consideration, and those elements proceed from the topography and the relationship of the area to major thoroughfares, and the location of schools and shopping centres, and the long string you have no doubt heard many times; and if what is now an acreage parcel, or an unsubdivided area, lies in what we believe will be a residential area in a matter of ten to 15 years,

it is our belief that the subdivision, the acreage subdivision now should conform with the residential subdivision at a later date. If you project your grid system, your grid parcels, not system, just your gridiron parcels without any direction on a supposition that on a later date you can then correct it, you are being unrealistic. It is a most difficult thing to have a replotting scheme with many owners in it with established parcels, established homes, and then the requirement then would be that the whole parcel be subdivided tentatively, that is a subdivision scheme, tentative scheme be laid out for the whole thing, and that any subdivisions taking place at the present time be in accordance with that scheme.

Q Now you are saying now when you say the whole parcel must be subdivided, you are referring to the total of 35 acres, are you?

A I didn't say subdivided, a tentative subdivision scheme for it, and if you wish to subdivide only three acres of it, then that is all right, but the three acres should be in accordance with the whole scheme.

Q Well then, am I correct in assuming that at present in Division 1 the only absolute right to transfer a parcel would be over 20 acres?

A Yes, and even at that at the present time the District Planning Commission is the approving authority for any subdivision regardless of the size, or whether or not it is

transferred, or a plan of subdivision, plan of survey.

COMMISSIONER ROBISON: I see Mr. Martin does not agree with you.

MR. MARTIN: No, 20 acres can change hands. I know they are doing it and it is being registered.

COMMISSIONER ROBISON: Is it lawful?

MR. MARTIN: I think so, I think it is a farming parcel.

A They are referring parcels of greater than 20 acres to the office at the present time, the Land Titles Office for approval, but we never interfere if a parcel is over 20 acres. It is a matter of routine.

Q COMMISSIONER DAVIES: Supposing that I have title to a certain 15 acre parcel, and I just want to transfer that 15 acre parcel to Dr. McNally, who wants to buy it, that's just a change in title, that's all; does that still have to be approved by a Calgary --

A No, no, if you are just transferring title, no, but if you are transferring an interest which will create, in effect, a new subdivision, yes.

COMMISSIONER HAYES: Yes, supposing he wants to give Dr. McNally 12 and me three?

A Then that would be creating a subdivision.

COMMISSIONER ROBISON: That's the catch, isn't it, that's the catch right there?

A That's right, sir.

COMMISSIONER ROBISON: I have one question on planning that I would like to ask Mr. Smith after the intermission.

COMMISSIONER HAYES: That's a good place to stop him, we got this acreage.

THE CHAIRMAN: I didn't think we had it. We will adjourn then until 11:10.

(Adjournment)

Q COMMISSIONER DAVIES: Mr. Smith, in connection with this recommended boundary change?

A Yes.

Q In the first place how does that fit in with the boundaries of the Bowness School District?

A It doesn't, the boundaries of the Bowness School District take in, as I recall, approximately Sections 33, I think 32 and 29 as well, and 28 and 27.

THE CHAIRMAN: Mr. Smith, just a minute please. We are not quite ready for those section numbers.

A Oh, sorry.

THE CHAIRMAN: Will you name those again please?

A Section 27.

THE CHAIRMAN: Yes.

A 28 and 33.

THE CHAIRMAN: 33.

A And I am not sure about 32 and 29.

THE CHAIRMAN: I see.

Q COMMISSIONER DAVIES: Well, if boundary changes like

this are made, what is going to be the position of the pupils out in the area beyond these boundaries as far as schooling is concerned?

A There needn't be any change, sir, there needn't necessarily be a change.

Q Well, supposing the area was amalgamated with Calgary.

THE CHAIRMAN: You don't propose taking in the School District as well?

COMMISSIONER DAVIES: No, but there is a change if there is amalgamation.

A Well, the arrangement which we presently have could then be carried over, if necessary, to the City. The City has similar arrangements at the present time. If you look at Section 2 here on your map, there was a half mile west of 27th Street which had previously been in the M.D. of Springbank, and which is in the Calgary School District, or Division, whichever term they use.

THE CHAIRMAN: In the District.

A District.

Q COMMISSIONER DAVIES: The only difference is this though, that there is requisitioning as between different, there is requisitioning from the School District as between different Municipal Districts, or Towns, or Villages, but there isn't requisitioning in respect to a City.

MR.GARDINER: Mr. Chairman, subject to correction, I believe that is not so, I believe Springbank actually

pays some into the City on account of that half mile Mr. Smith referred to.

A Yes, their school mill rate in that section goes definitely to the City.

Q COMMISSIONER DAVIES: So there is no problem involved there?

A No problem involved.

MR. GARDINER: Incidentally, I believe that is taken objection to by Mr. Warren. He is here.

THE CHAIRMAN: Mr. whom?

MR. GARDINER: Mr. Warren.

Q COMMISSIONER DAVIES: Excuse me just a minute. At the present time the Bowness School District is classed as a Town District, isn't it?

MR. MACKINTOSH: Yes.

COMMISSIONER DAVIES: Isn't there a difference in the event of amalgamation and the Calgary boundaries going out, wouldn't that make a difference then, Mr. Gardiner?

MR. GARDINER: Not unless it is made co-terminus with the school, and it is not contemplated, you see, in the recommendations of the Co-terminus Boundary Commission, and the idea of making the Calgary School Division co-terminus with the Municipal unit, it will still be a non-conforming district, which we choose to call, in Cochrane, which would extend out into the rural area beyond the Village of Cochrane, but which still would be contributing

highly into the Village. The same thing would apply here.

THE CHAIRMAN: I suppose you might run into the same thing all around?

MR. GARDINER: Bow River has exactly the same thing at the present time.

THE CHAIRMAN: Yes.

COMMISSIONER DAVIES: I thought our discussion on Bow River proceeded on a different basis. Well at present I am not satisfied that that is so.

MR. MACKINTOSH: Mr. Chairman, at the present time the Municipality of Springbank have an understanding with the School Board of Bowness, and they contribute a set sum per annum of some $2500.00 per year to the school expense.

COMMISSIONER DAVIES: My point is that supposing that the areas of Calgary were enlarged, and what is now the Town of Bowness becomes the City of Calgary, and under those enlarged boundaries we are going to have a portion of the present Bowness School District in the geographical boundaries of the City of Calgary, and another portion of Bowness School District beyond the geographical boundaries of the City of Calgary.

THE CHAIRMAN: In Conrich.

COMMISSIONER DAVIES: In Conrich. Then what will the position be, Mr. Gardiner?

THE CHAIRMAN: Mr. Gardiner?

MR. GARDINER: I respectfully suggest, sir, that the City would requisition on the Municipality for that part which was within the Municipal District.

THE CHAIRMAN: Just as Forest Lawn requisitions you now.

MR. GARDINER: Yes, at the present time. And that same condition, to take it over to the east side of the City, would prevail with respect to Bow River, because it is not contemplated out of, in the amended statement that the City's annexation programme would include all of the Bow River School District.

THE CHAIRMAN: Yes, Dr. Mayo?

DR. MAYO: On that point, sir, I would just like to get this clear. The argument in Edmonton is let us have city boundaries which are co-terminus with the school boundaries.

THE CHAIRMAN: Yes.

DR. MAYO: Now we have here in Calgary at least two areas, the Bow River School District, and now the Bowness School District, where the new city boundaries are not proposed to be co-terminus with school boundaries, is that right?

A Yes, sir.

Q DR. MAYO: I see.

A I think it is a matter of convenience. There are not enough pupils from that particular area to justify a school, and

economically it is cheaper to make use of the present Bowness facilities than to build a new schoolroom for them, or to enlarge and transport the pupils to the next rural school. Now I don't see any reason why that cannot carry on, it does not make any difference so long as the money is requisitioned and paid to the authority that is doing the educating.

COMMISSIONER DAVIES: The only thing is, my impression still is that if Calgary's boundaries were enlarged and bisect at some point the present Bowness School District, that that would be under the Calgary Public School Board, and the boundaries of the Calgary Public School Board would not, and could not, go beyond the geographical boundaries of the enlarged City of Calgary. Do you agree with that?

A That is right, yes, sir.

Q Then one step further then --

THE CHAIRMAN: Mr. Warren says he does not agree with that.

MR. WARREN: No, I would not agree with that, Mr. Chairman, if you want my comment on it.

THE CHAIRMAN: I would be glad if you will. Mr. Warren, if you would come up further here so the Reporter can get what you say.

MR. WARREN: The boundaries of the City of Calgary and the Public School District of Calgary have not been co-terminus for some time. There was a strip of a half

a mile on the west side of the city that was not within the City of Calgary, and during that time Calgary simply requisitioned on the Municipality for its share of money for school purposes, and there is nothing that I know which would prevent the boundaries of the City of Calgary from extending, of the City of Calgary Public School District from extending somewhat further out than the boundaries of the City itself.

COMMISSIONER DAVIES: I think where I got confused then is that all, as Dr. Mayo says, all the discussion in Edmonton very definitely proceeded on behalf of the representatives of the City on the assumption that the boundaries of the Edmonton Public School District had to terminate at any enlarged boundary point of the City itself.

MR. WARREN: No, that would not be right, Mr. Chairman. It wouldn't be very convenient, it would be very convenient if it were to be so, I should think, but it is not necessary, and I think you would find in most town Districts, or a great many town Districts in the Province of Alberta that the School District boundaries extend out into one or more Municipalities other than the Town Municipality.

COMMISSIONER DAVIES: I agree with you on the Towns and Villages, and now I am agreeing with you now also on the City end of it since you tell me that is what has existed here.

MR. WARREN: Yes, sir.

COMMISSIONER DAVIES: But it is not the basis on which the submissions were made in Edmonton.

MR. WARREN: Yes. Is that all, Mr. Chairman?

THE CHAIRMAN: Thank you, Mr. Warren.

COMMISSIONER BLACKSTOCK: Mr. Warren, I have a recollection of giving orders for the annexation of The Meadows, I think they call it; two different annexations, one on the east and one on the west side of the railway, and it was my recollection, whether it was by agreement or not, that those areas went into the City of Calgary and were taken from the Calgary School Division?

MR. WARREN: Yes, that is the order was for inclusion of those areas within the Calgary School District, or within the Municipality. You see at the present time, Mr. Chairman, that strip of territory to the north of Calgary has been added to the City of Calgary I think by an Order of the Board as of January 1st, 1954.

THE CHAIRMAN: Right.

MR. WARREN: But it is not yet in the School District, the Order has not been passed, and it has not been Gazetted, and I understand it will not be Gazetted until the 1st of January, 1955, that the same area will now be included in the School District, it will not be so until the Order has been passed I presume by the Minister.

COMMISSIONER BLACKSTOCK: But isn't it the Department of

Education who will add it to the Calgary School District and not the Public Utilities Board?

THE CHAIRMAN: Oh yes.

MR. WARREN: That is correct, yes, yes. That would usually follow, but it does require, I think, a separate Order.

THE CHAIRMAN: A Minister's Order, yes.

MR. WARREN: Yes.

MR. GARDINER: Mr. Chairman, I wanted to remark in order to eliminate any confusion of thinking that on behalf of the Calgary School Division that in the event of the annexations as proposed being made effective that the Calgary School Division would then like to take over all the areas that were not co-terminus with the School District by the City. I think I could quite safely say that because the immediate problem that has kept them outside of the School Division would immediately have been removed. I would take that liberty on their behalf.

THE CHAIRMAN: Right. Now you have no more questions, Mr. Davies?

COMMISSIONER DAVIES: No.

THE CHAIRMAN: Have you any questions, Mr. Hayes?

COMMISSIONER HAYES: No. I am appalled on this housing business. Personally, Mr. Chairman, I would like to say that people that have to pay 22½% are being exploited. Possibly that's one of the reasons that people say they cannot

pay higher taxes, is because they are being exploited by other people. It certainly is not taxes. Now this seems to be one of the things that we were to look into, and to me it requires a lot of looking into. I would like to know what percentage of these homes are being financed on this kind of a setup.

THE CHAIRMAN: Mr. Mackintosh, would you care to make an estimate?

MR. MACKINTOSH: It is pretty hard. I would say within the last two years a good percentage have been financed on that basis.

THE CHAIRMAN: 50%?

MR. MACKINTOSH: In all probability.

A I was --

MR. MACKINTOSH: I would also say that almost every house, almost 100% of the houses that are being erected at the present time are being sold on the lease option basis.

A I was going to say that the agents for one of the builders out there told me that almost all the houses that they sell now are sold on that basis.

COMMISSIONER ROBISON: The fact still remains that were that money market not available, you would not be able to provide housing accommodation at Bowness.

A We do not deny that at all, sir.

COMMISSIONER ROBISON: I beg your pardon?

A We don't deny that at all. I am merely deploring the fact that there is no other means open.

COMMISSIONER ROBISON: I suggest to you that if you took your tables of interest on the N.H.A. over a 20 year period and compared what you pay in interest, and take your discount and your interest rate on a small house in Bowness over a nine or ten year period you would be amazed at how little difference there is.

THE CHAIRMAN: How little difference there is?

COMMISSIONER ROBISON: Yes.

COMMISSIONER HAYES: All I can say is the field is a lot wider than I expected.

COMMISSIONER ROBISON: That is the way the housing business is going on.

A Yes, sir, but where your difference comes in is that if there were an adequate means of financing these people, instead of buying homes which were shells would be buying homes equipped with sewer, water and various facilities, and people are paying more than enough for the houses to be buying homes that do have sewer and water and are on decently prepared streets and so on. They are not getting the value for their money they could do under an adequate financing situation.

COMMISSIONER ROBISON: Isn't the way to look at it this, that if, for a modest down payment, never mind interest or discount or anything else, for a modest down payment a man

can acquire a roof over his head, you have to pay for a roof over your head whether it's rent, or whether it's by way of mortgage payments per month, and with this modest down payment he acquires a roof over his head and pays a certain amount per month, whatever it may be called, whether it is interest, rent, whatever it is, isn't that a fact?

A That is right.

Q COMMISSIONER ROBISON: And the men who went out to Bowness, broadly speaking, are paying less per month than they would have paid in Calgary for offered accommodation in the City of Calgary, and I mean by that basement suites, and some of these duplexes, and other accommodation.

A Taken over a long term they may do, but for month to month they are paying a considerable amount.

Q COMMISSIONER ROBISON: But they are not paying as much as they would have paid in the City of Calgary, not by any means.

THE CHAIRMAN: Mr. Smith, you have opened up in the Brief, and by means of the Brief, and your comments this morning on this whole question of housing, which is exercising the minds of the Commission very deeply, you have opened up something which I think will provide us, if I understand Mr. Hayes' point of view, with occasions for debate and further investigation when the Commission is considering all the evidence before it, and in trying to

make up its mind on a recommendation. For that we are indebted to you. Now are there further questions of Mr. Smith? Thank you, sir. Is there anything else you would like to say?

A I wanted to say I didn't think I dwelt adequately on this business of small parcel subdivision in rural areas.

THE CHAIRMAN: Well, is that germane to the -- I know how it got into the discussion -- but is it germane to the consideration of the Bowness Brief?

A No it is not.

THE CHAIRMAN: I didn't think so. I didn't think so before but I didn't interrupt anybody because it's interesting information that we must have, and this is not said with the idea of preventing you from saying anything more about it, but it seems to me that when we come back again and are talking about, as we must do I think, the authority to be given the District and Regional Planning Commission, that that properly comes in there.

A All right, sir.

THE CHAIRMAN: All right, sir. As I said before yesterday, I think it was a very well prepared and carefully thought out presentation, and we are very grateful to you and the Council of Bowness. You are excused. Oh, I am very sorry, Dr. Mayo.

EXAMINATION BY DR. MAYO:

Q I didn't really have any questions, sir, because I didn't want to prolong the Hearing at this time, but I would like just to mention one point. On page 19, the lower part of page 19, and on page 20, there are some arguments there, sir, which disturb me considerably. I know Mr. Smith is not an economist, or an expert perhaps on public finance, and I don't intend to ask him questions now to pursue it, but I would like him to document this charge which is made in very sweeping language about this trend of industry abandoning areas of high taxation for areas of low taxation. We have no evidence of that kind presented to the Commission, I have not been able to find any so far, and it is something that if you could document for us I would be very grateful. And if you were going to document that, I would appreciate it also if you looked a little more closely at your two arguments regarding taxation. They are two conflicting arguments, you see. One is that industry does not require social services, and therefore, I presume, your deduction is that the property tax on industry should not pay for social services, and on page 20 you say that this violates the principle of ability to pay. Well now, it doesn't violate that, industry can presumably pay, it may violate the other principle that they should not pay for social services, but which principle are you taking your stand on, you see?

A That is right.

Q Well, I won't pursue that, sir, but if you would document the other and give a few more comments on this general argument there it would be invaluable help to us.

A I would like to suggest that your Hearing that you conducted up in Edmonton would possibly give you some inkling as to industry's attitude towards high taxation areas.

THE CHAIRMAN: I am sorry, Dr. Mayo, do I understand that you have finished with Mr. Smith? I am sorry I didn't invite any further questioning from the floor, but I judged that anybody who wished to ask questions would simply stand up and come up and do it. Well, thank you very much then, Mr. Smith. I think now you are really permitted to stand down.

THE CHAIRMAN: Now I think we have time before the luncheon adjournment for the submission of the Brief of Montgomery. You are Mr. Macdonald?

MR. MACDONALD: Yes I am.

THE CHAIRMAN: You are going to present this?

MR. MACDONALD: Yes, I will be presenting it.

THE CHAIRMAN: Yes. Then when Mr. Smith has vacated his preferred position here, you will take it. And will you be sworn first, Mr. Macdonald.

JOHN ANGUS MACDONALD, having been duly sworn, testified as follows:

EXAMINATION BY CHAIRMAN:

Q Mr. Macdonald, before you begin to read your Brief, will you give us a bit of qualification of yourself as to how you come to be reading this?

A Yes, sir, I was retained by a Committee appointed by the ratepayers of the Hamlet of Montgomery, to submit the information that they supplied to me.

Q You yourself are a solicitor?

A I myself am a solicitor, yes.

Q COMMISSIONER DAVIES: You don't live there, Mr. Macdonald?

A I do not live in Montgomery, sir.

THE CHAIRMAN: Yes. This Exhibit, at least this Brief to be presented by Mr. J. A. Macdonald on behalf of the Hamlet of Montgomery is 47C.

BRIEF OF THE HAMLET OF MONTGOMERY THEN MARKED AS EXHIBIT 47C.

Q Now then, I think we are all clear, Mr. Macdonald.

MR. BROWN: Might I ask, Mr. Chairman, before Mr. Macdonald begins to read his Brief, if he has extra copies that possibly some of us could follow?

A Yes, I am sorry.

THE CHAIRMAN: There seems to be quite a demand,

Mr. Macdonald. Have you one, Mr. McGruther, and you, Mr. Barnett? Now then, sir?

A Now this is a Brief to the Royal Commission from the Hamlet of Montgomery.

" HAMLET OF MONTGOMERY BRIEF

INTRODUCTION

The preparation of a brief by Montgomery for the Royal Commission brings into question the relationship between Montgomery and the City of Calgary. Montgomery has a vital interest in the solution to many of these problems which may be recommended by the Royal Commission particularly since the terms of reference of the Royal Commission seem to imply that some rather far reaching changes in the metropolitan pattern of government and financing may be recommended.

To examine the problem and to present fully the ideas outlined in this brief and to facilitate its presentation the brief is given in the following parts:

A. Organization of the Committee appointed by the Montgomery Ratepayers;

B. History of the Hamlet:

C. Sanitary Problems;

D. Postal Services;

E. Recreation;

F. Geography;

G. Organizations;

H. Transportaion;

I. Fire Protection;

J. Roads;

K. Police;

L. Education;

M. Desires of the Population.

A. Organization of the Committee

The Committee herein reporting is composed of eight members, each one a local residential taxpayer, who were duly nominated and installed at a special meeting of the Montgomery Ratepayers Association held at the Shouldice Terrace school auditorium on October 21st, 1954.

The committee, known as the Montgomery Committee for the preparation of a brief to the Royal Commission on Metropolitan Affairs, subsequently appointed officers to cover various duties such as Chairman, Secretary-Treasurer, Public Relations etc. The actions of each officer were brought before and approved by the committee prior to execution. The committee are completely in favour of annexation, and that opinion has been further strengthened on the basis of facts collected by group effort.

Intent

This committee has restricted its activities to the collection and ultimate reporting of information of factual importance. It has agreed that all sources of information will be in writing, and that the complete file of reported information will be retained for safekeeping.

Procedure

Information has been gathered from two general sources. First, from the residents who completed confidential questionnaires (sample appended hereto), and secondly, from the various municipal, provincial departments and like organizations with relation to the information desired.

Regarding the questionnnaire, this document was delivered door to door and collected in zones by the committee by way of ballot boxes. The zones were laid out by the use of aerial photographs and under the advice of an official of the district planning commission. Due to the time element, some questions proved to be ambiguously worded, or proved to be of little value due to varied understanding. The survey however, brought out several figures of pertinent value, and only such figures as were considered to be well based are used in this brief.

B. HISTORY OF THE HAMLET

The Community of Montgomery is situated mainly in Section Twenty-five (25), partly in Section Twenty-six (26), and a small portion in Section Twenty-four (24), Township Twenty-four (24), Range Two (2), West of the 5th Meridian. The eastern limit is one-half mile west of the City limits (37th Street West); the western limit is the Bow River; the southern limit is partly on Bowness Road and partly dipping southward; and on the north, along the hill. Approximately 80 acres in the north, now surveyed into 125 lots, east of Section 25 have not as yet been build up.

From the results of the aforementioned survey the following information about this community has been gleaned and we list these facts for your guidance.

In 1947 there were approximately 60 houses in Montgomery. From then until 1951, over a four year period, approximately 500 houses were built. Following 1951 building increased rapidly and at the present time a total of 1069 houses have been constructed. The figure 1069 is based on the number of Electric Light and Gas installations and this figure has been used in computing all averages for this brief. The average value of those housese, 35% of which are owner built, is $5,453.00 for a gross value of approximately $5,829,257, which includes improvements on homes during the last three years at an average rate of $202,596 per annum. As stated above there are still 125 surveyed lots for sale at approximately $600 each, and these lots represent the only building space left in Montgomery.

Assessed value of the district of Montgomery is as follows:

Land	$381,693
Improvements	558,752
Total Assement is	$940,445

being purely a residential area with not any industrial or Commercial assessment.

The Questionnaire has brought out further information regarding the homes and population in this district and we are

listing some of these points below.

Population Based on 730 answers, out of 1069 homes, the total population is approximately 4100 (1918 children, 2251 adults), an average of 3.9 persons to each dwelling. Of this approximately 1295 persons are employed, an average of 31% of the total population. Average annual income of each household amounts to $3683, which the average annual income of the chief wage earner in each household amounting to $3212.

Dwellings The average age of the dwellings in Montgomery is under 4 years, 99.98% are single family dwellings, .02% duplex dwellings, 71% are completed, 29% incomplete , 63% are under 720 square feet, the balance larger. Of these homes approximately two thirds have a surface foundation while the remainder have a full basement. The majority are four room dwellings containig two bedrooms; 89% have provided allowance for bathroom space in anticipation of sewage and water. Of the homes reported on the questionnaire, 63 have full plumbing installed, 160 have services in their kitchen only and 62 have a completed bathroom. 81 reported having septic tanks, 306 have chemical toilets and 326 have outside conveniences.

Of 611 reported on present water supply, 241 listed private wells, 174 as drawing their supply from community wells, 129 as having water delivered and 67 having piped water either from its own or a community well. On inquiry how soon each property owner would be prepared to join to water and sewer mains if they were laid, from 667 over 50% answered "within six months," 132 "within one year", 170 "within two years" and only 25 were against joining.

C. SANITARY PROBLEMS

In the Hamlet of Montgomery, are the residences of approximately 4100 persons. There is no sanitation system, either by water supply or sewage disposal to serve these homes. Some have proceeded to provide for themselves by the installation of septic tanks cesspools and private wells. From the figures obtained, it is believed a picture has been given of a deplorable situation. Of the 713 replies received, only 81 homes have what modern civilization would call satisfactory disposal equipment, and the balance, consists of 326 outside conveniences and 306 chemical toilets (which must be emptied into cesspools or toilets) the latter being both inadequate and antiquated, particularly considering the compactness of the population and also the proximity of this area to one of Canada's major cities. It is felt that it cannot be overemphasized the anxiety not only for a

solution to this problem, but a very early solution. Were the area not situated within reasonable reaches of a city, which already had these services, some other less satisfactory solution would quite possibly have to be applied. However, conditions being as they are, the Hamlet can only ask for immediate consideration with regard to this problem. Immediate failure to install a complete and satisfactory system in this area will not only increase the difficulties in such installation from an engineering point of view, but work hardship on any resident installing a septic system, and on a system subsequently being installed, losing, by being condemned, the septic system. It is further felt that the urgency of a solution from a health standpoint speaks for itself for the residents of Montgomery, but would also point out the urgency of the situation from the standpoint of the health of the residents of the City of Calgary. Situated directly upstream from Calgary we feel our present system of sewage disposal and even more so a separate sewage disposal system properly installed would be a menace to the neighboring city and could affect the future health of every resident in that City, but the residents of Montgomery alone are not in a position to assume the responsibility for this situation. It is felt the responsibility rests with all and a combined effort should be made to remedy it at once. Two years ago Montgomery had a high incidence of polio and as the majority of the working population commute daily to Calgary, this could have wide

reaching effects.

The aforementioned figures covering sources of water supply will serve to provide a further picture of the dangers regarding health. For the majority, wells represent the water supply, and it is noted here there is a tendency to delay the installation of a costly well, and residents have resorted to the use of community wells or delivery service. Again the urgency is great because of the danger of contamination due to inadquate sewage disposal.

To assist in the assessing of installation costs for a water and sewage disposal system in Montgomery we have decided that more value can be obtained for the purpose of the commission by the attachment to this brief of a preliminary report by a firm of consulting engineers, namely Haddin, Davis & Brown Ltd., who were approached in this connection. We would point out, however, that attention be directed to the following phrase contained in the letter which accompanied this report.

> '.....it appears that the capital cost of obtaining water from and ischarging sewage to the City mains will be much less than to provide for water supply from wells, which must include storage reservoir and a pressure system, and for sewage treatment. The costs given in the report are based on connection to the City mains.'"

I would just like to read this report of Haddin & Davis.

THE CHAIRMAN: Did you say it is not necessary to read it?

A No, I would like to read it. It is from Haddin, Davis & Brown Limited, Consulting Engineers.

"Waterworks-Sewereage-Drainage-Power-Industrial and Structural Engineering

1134-8th Avenue West
CALGARY, ALBERTA

November 5, 1954.

Mrs. Jessop,
Box 247,
MONTGOMERY, Alberta.

Dear Mrs. Jessop:

Re: Approximate Costs of Waterworks & Sewerage
Montgomery, Alberta.

In accordance with promise given to provide you with approximate costs of the installation of waterworks and sewerage in Montgomery we have prepared a report which we are pleased to enclose.

We have contacted both the City waterworks department and the Sewerage department with respect to water supply and sewage disposal and have been assured that connections are feasible.

At present there is a water main at 37th Street some where near Bowness Road which could supply the community with the possible exception of the houses on the hill to the north. A watermain serving St. Andrews but extending only to about 31st Street at present, could be further extended to serve the higher area north of the community.

A city sewer laid to 37th Street has capacity for the area westward to the curve in the river. The northerly area on the hill, or part of it, would be more easily served by connections to city sewers located north of the one referred to.

We have made checks on cost and it appears that the capital cost of obtaining water from and discharging sewage to the City mains will be much less than to provide for water supply from wells, which must include storage reservoir and a pressure system, and for sewage treatment. The costs given in the report are based on connection to the City mains.

Whether Montgomery is annexed to the City: remains in an Improvement District or obtains the status of a Village, the capital cost of installation of waterworks and sewerage would be the same, assuming that in all of the above cases connections were made to the City mains. Just what allocation of cost to Montgomery would be made if it were annexed is not known. That would be a problem to be settled between Montgomery and the City, and finally approved by the Board of Public Utility Commissioners. There is a possibility that if Montgomery be annexed the cost of water and sewer mains in the half mile between City limits and Montgomery would be payable by all properties served.

It is pointed out that water sold by the City to points outside the City is charged for at rates higher than those in effect within the City. Actual charges for the services - both water and sewer - to an individual house owner would normally be lower if the community were within and part of the City.

This saving is largely due to the fact that overhead is not duplicated. This does not affect the capital cost of the installation.

We make no charge for this report: it may be termed "bread upon the waters". For information, we are in the middle of construction of waterworks and sewerage for Jasper Place which adjoins the City of Edmonton, and will be calling tenders for these services for Forest Lawn during the winter. The study made on these two projects has enabled us to learn much of the requirements and problems of satellite towns.

Yours very truly,

HADDIN, DAVIS & BROWN LIMITED

" J. E. Brown"

H. E. BROWN, P. Eng."

THE CHAIRMAN: Now we will go over to the postal services?

A Well, I have a little --

THE CHAIRMAN: Are you planning to read a report?

A Yes, the preliminary report.

"

PRELIMINARY REPORT

ON

PROPOSED WATERWORKS AND SEWERAGE

FOR

MONTGOMERY, ALBERTA

The Community of Montgomery is situated mainly in Section 25, partly in Section 26, and a small portion in Section 24. The

eastern limit is one half mile west of the City limits (37th Street West): The western limit is the Bow River: the southern limit is partly on Bowness Road and partly dipping southward: and on the north, along the hill. Approximately 80 acres in the north east of Section 25 has not yet been built up.

The existing community is compact and can be readily serviced by both water and sewer and connections made to the City of Calgary mains. There is a possibility that the houses on the higher ground to the north would have poor water pressure. Future extensions of the community on the high ground to the north would be better supplied with water from the mains now supplying St. Andrews Subdivision. Possibly the sewer connections could be more economically made for this area by connections to city mains eastward, rather than southward. For these reasons estimates of cost of installation are made on the basis of the present community, considering it as an entity. With the probability of growth in the next year or two extending northward to the north boundary of Section 25, we have prepared estimates for this additional area, making provisions for the temporary installation of pumps to provide adequate water pressure for the higher area.

The estimates include fire hydrants and services to the property lines, and the necessary connections across the half mile strip between Montgomery and Calgary.

The estimates are based on average costs with compensation for the type of soil. By average cost we mean average costs of

work for which we have recently obtained actual tenders, of which a portion has been constructed.

AREA	WATERWORKS	SEWERAGE	TOTAL
Present Community,	$340,000.	$216,000.	$556,000.
Extension of Area to North Boundary Section 25	85,000.	54,000.	139,000.
	$425,000.	$270,000.	$695,000.

We trust that these figures will be of use to you. If you wish further information, please feel free to contact us.

Respectfully submitted,
HADDIN, DAVIS & BROWN LIMITED
" J. E. BROWN"
J. E. BROWN, P. Eng."

THE CHAIRMAN: Mr. Macdonald, excuse me a minute. Mr. Bredin, the figures that were submitted by the City, of course, do not break it down for Montgomery, do they?

MR. BREDIN: No, I don't believe they did.

THE CHAIRMAN: They cover the extension to the west side of Bowness, is that correct?

MR. BREDIN: I believe that is correct.

MR. MARTIN: Mr. Chairman, the City, of course, break it down for Forest Lawn, Bowness and Montgomery.

THE CHAIRMAN: They do?

MR. MARTIN: Yes, sir.

THE CHAIRMAN: It was just for the purposes of comparison I wanted them.

MR. MARTIN: Yes, but they are on a different basis.

THE CHAIRMAN: I think now, Mr. Macdonald, we might read just D and E and then we will have to ask you to come back this afternoon.

A That will be fine, sir.

"D. POSTAL SERVICES

A post office is located centrally on 2nd Avenue North and Terrace Road. There is no delivery service in Montgomery, but mail boxes are rented by residents. Some residents attend to their postal affairs in Calgary as they arrive home after local postal business hours.

E. RECREATION

At present the youth of Montgomery make use of the tract of land north of the Bow River and south of the Bowness Road which is owned by the City of Calgary. Apart from this there is no land available or set aside which is suitable for recreational purposes. The teen-age section of youth is increasing and the lack of adequate provision for recreation may influence the future conduct of these young people.

The question arises as to how long the youth can expect to use this land if it were developed by the City or if Montgomery chose to incorporate as a Town or Village. There does not appear to be any other area that could be developed for

sports etc. Were Montgomery to become part of the City of Calgary the children would have the advantage of City parks and swimming pools, but as the district is, there just is not space left for this purpose."

THE CHAIRMAN: We will return to the Brief at two o'clock, we are now adjourned until that hour.

AFTERNOON SESSION

DECEMBER 17, 1954

THE CHAIRMAN: Now then, Mr. Macdonald, I think everything is in order for us to go on with your Brief.

A Yes I will, sir.

"F. GEOGRAPHY

Montgomery, lying north and west of the Bow River, is partially built on level ground and partially on ground rising gradually to the north. The southern aspect takes in the Bow River valley with tree clad hills rising above Brickburn. This southern outlook enhances the district all year round. To the west a view of the Rocky Mountains can be enjoyed, except by those residents in the low lying area. In an easterly direction the city is close by and the residential area of Parkdale is seen with the larger buildings of the City of Calgary in the background. In the north, at the moment, above the rising ground can be seen the skyline but when the area to the Northeast is built up these residents will enjoy a view of the hills north of the present Banff highway."

COMMISSIONER ROBISON: That sounds almost like a tourist folder.

COMMISSIONER DAVIES: Do you want all the Commission to move out to Montgomery? It seems as though we should.

THE CHAIRMAN: I shall take him down by asking

him; is the soil on which Montgomery is built the same quality as the gravel west in Bowness?

A I would think so, sir, yes. They have a very fine gravel pit right next door.

THE CHAIRMAN: Oh yes.

" Trees are conspicuous by their absence in Montgomery due to the fact that Mongomery was once a grain field, but the inhabitants appreciate the need, and numerous people have been planting small trees on their lots and a strong endeavour is being made to landscape and improve the properties. The efforts of these people will not be apparent for a year or two, but from the soil report it can be shown that it is suitable for horticultural development. Organized tree planting on the avenues is necessary but so far the only action taken in this direction has been by the local Boy Scouts, who have planted approximately 200 of each willow and poplar cuttings and intend to plant them throughout the district in the Spring of 1955.

G. ORGANIZATIONS

Early in 1947 there were no organizations whatever, social, spiritual or educational. Since then there has been a steady growth in each such field. At the present time we have a Community Hall, 40' x 32', which is utilized seven days of the week for varying purposes. The Scouts, Cubs, Guides and Browies hold their weekly meetings there. Also held are fraternal lodge meetings. The Athletic Club has boxing, wrestling and tumbling. Several churches, not at present

having a church building .hold their services in the hall. There are weekly dances and whist drives held to finance youth organizations. The present hall is inadequate to meet the demands made on it by social organizations, but without it Montgomery would be under a serious handicap. It is hoped to be able to improve the social accommodation in the near future.

Among the churches holding regular services in the community are The United Church of Canada, The Pentecostal Churh, The Lutheran Church, The Dutch Reform Church, the United Missionary Church of Canada and The Anglican Church. A good spiritual feeling seems to prevail in Montgomery as can be seen in the large attendance at both Church and Sunday Schools.

H. TRANSPORTATION

By far the largest majority of residents work in the City of Calgary or district, and at present enjoy the City transit system for a one way fare. The system at present is not sufficient to warrant buses to cover more than the one route through the main highway of Montgomery. For some this means a long walk to reach the route now travelled. Were Montgomery to incorporate into a village it is doubtful if this condition would ever be improved, and residents might well find themselves having to pay a double fare if the City were to be taxed to allow their buses to travel through such a village.

I. FIRE PROTECTION

The original Montgomery Volunteer Fire Department was founded in 1951. At that time the Provincial Government provided a 1935

one and one half ton International truck to be converted for use as a Fire Engine. The citizens of Montgomery were canvassed for donations to provide proper fire fighting equipment. Through these donations the present fire hall was purchased, a building 16' x 24'. This building was moved to its present location, a lot provided by the Provincial Government and the building was renovated and made suitable as a fire hall could be with the limited funds available.

The present fire department consists of twenty-four volunteers plus a Chief and Dept. Chief.

Recently the fire engine was completely overhauled by the firemen in their spare time, but it is an old machine and could not be termed as a reliable piece of equipment. In the month of June an H.H. Inhalator was donated and has proved to be a very great asset particularly in view of our nearness to the river. The same month the firemen canvassed Montgomery residents again for donations, but the response was rather discouraging. The men canvassed the various areas nightly. They are now faced with the fact that the people of Montgomery feel that they have donated to their utmost and further canvassing for equipment and donations would be a fruitless effort. From the June canvass four firemen's hats and coats were purchased. The brigade having twenty-four men, these have proven most inadequate, and during the frigid winter months this lack of proper protection will prove very dangerous and uncomfortable in the performance of their task.

Recently the brigade had purchased a thirty pound dry chemical extinguisher, two five gallon pack rack pump tanks and a ten pound C.O.2 extinguisher. The hose supply consists of two hundred and fifty feet of 1½" hose and twenty feet of 2½" hard drafting hose. The men have built hose drying racks in the fire hall.

A weekly fire practice is called and well attended. The response re the fire calls has been very good, and in spite of ancient and inadequate equipment, the engine and ample volunteers have arrived on the scene within 10 minutes of the calls reaching the Chief's residence. However they do operate, at times hand tied, due to lack of equipment. The fire Chief feels the present volunteers are keenly interested in their work and should be encouraged. It is admittable Montgomery residents are not at the present in any event open for a further canvassing, as they have been canvassed and have given to their utmost twice in the three years the fire brigade has been in existence. The lack of proper fire fighting equipment, and the financial condition of the Department, is hampering the department in rendering a vital service to a growing community. At present any water required to fill the tank truck has to be obtained from Bowness or Calgary. This necessitates a two mile run either way. The alternative is to pump from the river, which is only seasonably reliable as winter weather makes this procedure an impossibility. It would be a tremendous help, in such crises to have a hydrant system.

J. ROADS

The streets and avenues of Montgomery are approximately eighty percent built into a class "A" gravelled road with good ditches and culverts to take care of precipitation. The main highway, which transverses the hamlet from East to West is a four lane hard surfaced highway in excellent condition. Understandably, this highway is maintained by the Provincial Government.

Approaches to the highway from each street could be greatly improved. Because of the nature of the gravel, there is a serious depression in the road at each approach, presenting a definite traffic hazard. Also desirable would be the oiling of the gravel roads to eliminate the dust, for the purposes of safer driving, healthier atmosphere and a neater community generally.

Roads are maintained approximately twice a year. Therefore there are some very inconvenient conditions which develop and are permitted to exist for lengthy periods. Besides instituting some form of permanent maintenance for the more serious conditions as they arise, we would stress that the use of some bonding agent to hold the aggregate in a suitable roadbed, would represent a benefit for the taxpayer.

It might be added that the Hamlet are totally aware that the subject of poor roads has been an almost national ailment since the war years, and as such do make allowances for that situation. Further, as the administration of this district has

been left in the hands of one man who could not possibly be expected to maintain regular routine checks of the large area he has to administer, he has to rely on complaints sent in to his office. Due to this fact many unsuitable conditions are left unattended far too long. As an example, in certain areas ditches have been filled in to make driveways without proper culverts being put in. The unsuitability of these driveways will not make itself evident until the spring thaws when it will be too late to remedy the situation until more damage has been done, both to the properties and the roads surrounding.

K. POLICE.

Montgomery is policed by the Royal Canadian Mounted Police, whose headquarters are in Calgary some six miles away from Montgomery's nearest border.

The traffic conditions are a grave and serious problem and the highway is only patrolled rarely by the R.C.M.P. prowler or highway patrol cars.

The Hamlet has had little or no crime except for a few isolated cases of juvenile delinquency and some motor vehicle accidents. The R.C.M.P. do respond to our calls, but our on-the-spot police protection is nil.

The community has become an open field for un-licensed canvassers and it is in no way protected against these intruders, honourable or dishonourable.

The R.C.M.P. reports the Hamlet average. The size of our community and appreciation of the law are on an average with other

communities of the same size. This is commendable as there is no local police supervision. The residents are a very progressive people and have proven to be interested in home and community.

The teen-agers have among their ranks an average number of delinquents but the youth organizations - Cubs, Scouts and Guides are well attended by interested members.

It is felt local police protection and supervision is a must, and the residents should be protected locally by an authorized police officer, our highways and byways patrolled and laws set down and enforced, so man, woman and child alike can enjoy a degree of safety particularly in traffic control.

L. EDUCATION

Facilities for education of the children from the primary to Junior High, appear from the layman's viewpoint to be satisfactory. As the committee are not sufficiently versed in school technicalities to give a complete criticism on the merits or otherwise of the school management, any opinion given will be based on figures supplied through the assistance of the school Secretary, and attached hereto, and conditions that are apparent visibly to ourselves. The committee would advise an investigation to determine the standards of management, and the educational program, compared with other districts. The quality and efficiency of the school buildings, which are of recent construction, seem good. The lighting and colour schemes are bright.

There seems to have been a lack of foresight on the part of the School Board in recent years in not anticipating their future needs. This is apparent in their not appropriating or reserving land in a central location or planning their accommodation to meet the needs of an expanding population. We understand that the School Board have no plans for future expansion, yet from actual figures of preschool children in our returns, we find that 133 pupils will be ready to enter primary school next year."

THE CHAIRMAN: Mr. Macdonald, when you talk about a School Board, that is a Divisional School Board, is it?

A That is correct, sir.

THE CHAIRMAN: Do you happen to remember who is the Superintendent now?

A I am afraid I don't.

THE CHAIRMAN: Perhaps Mr. Warren knows. Oh, it's the Shouldice Terrace School District?

A Yes.

THE CHAIRMAN: Oh, I am sorry. Yes.

"To this figure could be added a substantial number when and if the 125 vacant lots are built on in the near future. The number of pupils presently in grade 9 who would possibly move on to High School in the City are 35, which shows a figure of at least 98 pupils who will be looking for accommodation.

Before our newest nine room school was built in 1954, it

was found necessary to go outside Montgomery's boundaries to purchase land from Standard Gravel & Surfacing Co. This is adjacent to the gravel crushing plant, but no other land was available. At present on one block there are sixteen classrooms of one storey construction and one auditorium. This does not leave sufficient room remaining for recreational purposes for five hundred students. In 1950 a temporary school, centrally situated was rented. The location was ideal, but the School Board did not consider buying this block, and it is now built up with residential and commercial properties.

By looking ahead into the future, the School Board could have allowed for both enough space and also for more classrooms, if provision in construction of these schools had allowed for another storey on the present buildings.

The interest shown by the pupils at school functions is something to be admired, and the committee are sure that the success of these are due in no small measure to the worthy efforts of the schoolteachers. There is a school library installed through the efforts of the Local Home and School Association, and the I.O.D.E. and students take full advantage of these facilities. Contacts between parents and teachers, through the medium of the Home and School Association, is very good. The teachers take a great interest in all sports and recreation, and for this they should be highly commended.

The local School Board have forwarded and asked our Committee to include data compiled by them with our brief.

This data is attached but we would like to point out that they are not figures compiled by this committee in any way. In discussing information contained in these figures the Committee can point out several errors or discrepancies, but regret they are unable at the present time to give the correct figures or to comment too greatly on those given by the School Board, as the report was only received within a few days of presenting this brief. Further investigations are being conducted with regard to this matter, but it is believed that a complete investigation should be made into the management and financial status of the Montgomery School Board. On further investiation, any pertinent information obtained will be forwarded to the Commission and it is asked that it be incorporated with this brief.

As above pointed out approximately 95% of the workers in Montgomery are employed in Calgary. It may be further pointed out that 95% of the money spent by the inhabitants of Montgomery is spent in the City of Calgary. There has at times been criticism that residents of Montgomery and similar communities settled in these districts to avoid the high cost of city taxation. It may be well to point out at this time that most of the inhabitants of Montgomery are reasonably young and most have families. They were faced with three choices - either buy a home in the City of Calgary with a rather heavy down payment, rent a suite if such was available with their having children which it is well known has been

extremely difficult to accomplish since the war, or to settle in an outside district where they could purchase a house on a low down payment or have the same built by a contractor on similar terms. It has been the opinion of the Committee that the vast majority of the inhabitants of Montgomery have desired to be home owners and the only way they have been able to accomplish this was to purchase where their means were sufficient.

There is also another incentive to this - children in an apartment have not the same facilities as children in a home to orient themselves properly to life and children can be better looked after in the home than they can be in a suite in the City of Calgary or in any other City.

M. DESIRES OF THE POPULATION

From the evidence gathered the committee are of the opinion that the people of Montgomery are a home loving, progressive, law-abiding people, interested in their own future, the future of their families and the future of the district in which they live and work.

The incorporation of Montgomery into a village would be to ignore the wishes of the majority of citizens, which would have serious repercussions in health, behaviour, mental outlook and general life of these citizens and any future citizens of the district. The population is too large for a village set-up, already exceeding the population of many towns in Alberta.

Incorporation would impose on the people an invisible wall between Montgomery and Calgary, create a certain division in their minds between the area in which they live, and the area in which they obtain their livelihood. Another effect would be to give the citizens of Montgomery an inferiority complex caused through living side by side with a modern city, managed by expert councillors and commissioners, as against the trials and errors of an amateur village council, however good their intentions would be. The City of Calgary is extending her boundaries both to the south and north of Montgomery and is already within a half a mile of her eastern boundary. There is no area left, in which Montgomery could extend her boundaries, to provide the necessities for a properly planned self governing district. Montgomery is purely a residential area, with only a few small stores, three garages, one lumber yard, one clothing store and a dry cleaner's office. From this it can be plainly seen that there is not industrial or commercial taxation to support a village or town of the number of inhabitants already residing in Montgomery. East of the present boundary lies the plant of Standard Gravel and the Drive-in Theatre. From these we receive taxation for school purposes only, and at the cessation of the present operations of Standard Gravel it is anticipated that this area will be divided into residential lots, thus removing that source of income for this district.

For a complete, self contained, efficient administration

as a village should have, where would our administration buildings be located? Where would our disposal plant and water system be located? Where would our recreation space be located? Where could any industry locate? Would industry be acceptable on the western limits of the City? It would appear, that Montgomery as a village, would start under a series of handicaps which could not be remedied, and which would not be beneficial to residents of Calgary or Montgomery.

In the opinion of this committee and substantiated by the facts disclosed to it from questionnaires, a serious health picture is represented, and it is believed the Provincial health authorities should be invested with greater powers to counteract health hazards, that a standing fund should be instituted by Provincial or Federal authorities to finance any immediate measures that would have to be taken to remedy the situation which already prevails at the present time, and to prevent a similar situation from arising in the future in other districts. Were such a fund set up. the boundaries of any City could be extended to include the districts which arise outside their boundaries, without the residents of the district or City being penalized for this natural growth.

In this brief the committee has tried to point out to the best of its ability, the wishes and feelings of the majority of the residents of this area, but as feelings are mixed, it is difficult to accommodate everyone at one and the same time.

It is felt that the opinions expressed are those of the majority in every case. On a recent petition which has been circulated to the homes there were 750 signatures against the incorporation of Montgomery as a Village. To become part of either the Municipality of Springbank or Conrich would seem to be an unfuturistic plan. It would leave the problem of Montgomery to be settled again at some future date, for if a solution is not found at this time, the situation can only arise again and be more complicated. We are aware of the importance of your task and deliberations and would like to wish you every success in reaching your decisions at an early date. If at any time you require our services we will be pleased to serve you in facilitating your task.

The Montgomery Metropolitan Committee"

A I have some figures here on the school.

Q The figures are incorporated here, are they?

A Yes, just at the back, sir.

Q Yes, at the back.

" Shouldice Terrace School District No. 4967

Questionnaire re School Statistics

1. Area of District (All those portions of Section 24, 25 & 26, Township 24, Range 2, West of the 5th Meridian North & East of the Bow River.

2. Assessment for school purposes $50,000.00

3. Present mill rate 30 M

4. No. of schools and size in operation 3 schools (6, 9 & 10 rooms)

5. No. of schools and size under construction or planning None
6. Enrolment per grade 1 - XII, local schools 779
7. Enrolment per grade 1 - XII, elsewhere 39
8. No. of teachers on staff 25
9. Teachers salaries $60,698.43
10. No. of Janitors employed 2
11. Janitors salaries $ 4,266.00
12. Debenture debt $219,919.00
13. Present grant - itemized $40,500.00 (Construction 9 rooms - 1954 Assistance re: Construction 1952 - $299.68 Equipment Grant - $460.59 Regular $38,208.

Year Sept. of	No. of Students	No. of Schools	No. of Rooms	No. of Teachers	Principals V.Principals
1950	156 (36)	1	3	3	Mrs. Robson (P)
1951	330 (10)	2	5	5	Mrs. Peterson(P)
1952	487 (37)	2	10 (Feb.-12)	10 (Feb.-12)	Mrs. Robson (P) Mr. Klatzel (P)
1953	692 (34)	2	16 4 rm. addition	18 Gr. 1 double shift	Mrs. Robson (P) Mrs. Steckel(VP) Mr. Klatzel(P)
1954		3	25	25	Mrs. Klatzel (P) Mrs. Robson (P) Mrs. Alder (VP) Mr. Theriault (P) Mrs. Steckel (VP)

Management

Auditor Munn, Richards & Yeoman appointed by School Board.

School	Percentage of attendance	Absenteeism Student days
Elementary	93.81	393
Jr. High	93.82	258.5
Elementary (2)	92.82	592 mainly due to measles

Year	Current Expenditure	Per Pupil
1950	$17,495	$824.57
1951	39,698	279.93 double shift Gr. 1
1952	62,000	287.78
1953	98,000	197.19
1954 (End of October)	83,839.61	

THE CHAIRMAN: Mr. Macdonald, I will ask you this now, have you any information as to the expenditure per pupil? Is it because you had such a large increase over '52 and '53?

A I believe that is what dropped it, sir, increased attendance.

COMMISSIONER DAVIES: Is there any possibility there was a big building item charged up to --

A No, that is not in capital costs, sir, that has nothing to do with, this is just current expenditure, not capital cost.

COMMISSIONER DAVIES: I see.

Year	Cost of Education	Tuition	Per Pupil	Tuition per Pupil
1950	$12,150	$3,800	$77.88	$150
1951	28,165	1,565	85.33	150
1952	38,000	5,500	78.03	150
1953	58,147	5,000	85.18	150

THE CHAIRMAN: I don't get your definitions there.

A I am not too sure of it myself, sir, at the present time. I know that tuition is paid to the City.

Q Yes, I can understand that, but this per pupil business, I don't know what that is?

A I wish I knew myself, sir. These were figures supplied by the School Board, sir, and I am not too familiar with them.

COMMISSIONER DAVIES: Since it is the same amount every time it looks like a flat rate charged by the City of Calgary.

A That's a flat rate, that 150. It's the column before that that I cannot understand.

THE CHAIRMAN: Yes, it's the one per pupil.

A Per pupil. It may be transportation costs.

THE CHAIRMAN: Mr. Warren, do you not charge $175.00 for high school?

MR. WARREN: That is right, sir. That was changed last year, it was 150 for the years recorded here.

THE CHAIRMAN: Oh yes. Thank you very much. Well, that's no matter, Mr. Macdonald.

"

Year	School	Cost of building
1951	Elementary	$80,000
1952	Jr. High	$80,000
1953	4 room and auditorium added to Elementary	$90,000
1954	Elementary (2)	$160,000"

THE CHAIRMAN: What does the 2 signify, a second Elementary School?

A Yes, sir.

Q Do you know how many rooms the Junior High School has, or is it part of the Elementary School?

A I think the Junior High School is -- I can just figure that out for you, sir.

Q Well never mind, I was just trying to get the cost per room.

A It would be a five room.

Q A five room?

A Yes, sir. And in 1954 that would be an addition of nine rooms altogether, sir, at 160,000.

"

	Debt Charges		
Year	Interest	Principal	Grants (Building)
1951			$16,508
1952	$1,890	$2,100	16,000
1953	4,395.75	5,700	22,500
1954	6,927.75	8,900	40,500

Preliminary Estimates of Actual Expenditure	1954	1955
1. Estimated Capital Expenditure for New Construction	$107,000	$48,000
2. Estimated Capital Expenditure for New Machinery	12,000	10,000
3. Estimated Expenditure for Repairs and Maintenance		
(a) to buildings and Structural Works	3,000	10,000
(b) to Machinery and Equipment	1,000	2,000
Total	123,000	70,000

There are no plans for future growth.

Acceptability

We believe the reasons that more children do not continue further into senior high schools is that the idea of making their own money is very attractive to them and also the lack of parental control."

Q COMMISSIONER ROBISON: Mr. Macdonald, having regard to what you said on page 17 of the Brief regarding these figures, how far may we rely on them?

A I beg your pardon?

Q Having regard --

A I don't know how far they are out of line yet, sir.

Q I beg your pardon?

A I don't know how far they are out of line.

Q Well is it possible that the Hamlet of Montgomery can provide us with accurate figures at a later date?

A They are trying to get them.

Q Because I don't like to be faced with figures --

A That are not correct?

Q That are not correct.

A I don't either, but I just put this in as it was received from the School Board.

Q Well, it is representative, I take it.

A It is representative, I think, sir. It may not be absolutely accurate but it gives some picture anyway of the situation.

Q Yes. Can you assure us that if you can possibly do so you will get accurate figures?

A I certainly will, sir.

THE CHAIRMAN: Mr. Macdonald, is this little comment at the bottom there "no plans for future growth", is that submitted by the Committee, not by the School Board?

A No, that's by the School Board.

Q That's the School Board's submission?

A Yes, sir.

Q That's a strange thing, isn't it?

A Yes, sir, it is strange.

Q Where did you get the figures for 1955, they must have been expecting to live through '55?

A Yes, I would think so.

COMMISSIONER DAVIES: Mr. Macdonald, without going into these school figures, I am sure I am only saying what is in the minds of every other member of this Commission,

namely that you and your Committee are certainly to be very highly congratulated in an unorganized district for submitting to us a Brief like this, and I am sure each of us appreciate it very very much, and you have done a great deal of work. To make a short reference to the educational figures on page 15, in the last paragraph on education, it says, "Facilities for the education of the children from the Primary to Junior High,--" now I imply from that, Mr. Macdonald, that they only go up to and including grade nine?

A Yes.

Q And therefore the table of the School Board immediately following the Haddin & Brown letter --

A Yes.

Q -- item 6, and item 7 where it reads, "Enrolment per grade 1 to 12 --"

A Yes.

Q That really should be read, I take it, should be grade 1 to 9, should it?

A It should really be that. That is the full number of students in Montgomery, and of those 39 are enrolled elsewhere. No, no. No, that should be only grade 9.

Q Then item 6 then should be grades 1 to 9, right?

A It should be, yes.

Q But item 7 is correct in reading "Enrolment per grade 1 to 12."?

A That is correct, sir.

Q That is correct, isn't it?

A That is correct.

Q Thank you.

THE CHAIRMAN: Well, does that mean, Mr. Macdonald, that there are some Elementary or Junior High School children coming into the city?

A As far as I know, no, there isn't.

Q It might be that 7 is just 9 to 12?

A Yes, that would be 9 to 12. I suppose the School Board when they made it out just took the twelve grades.

Q Yes. Of course it is possible, I suppose, that there might be the odd elementary child going over to some school in Bowness?

A I don't think so, sir.

COMMISSIONER ROBISON: Mr. Macdonald, I wonder if you could help me, and look at page one of this school report first would you, please, and also at page three. Have you page one in front of you?

A Yes.

Q Now under 50, 51, 52 and 53, the first column, under the first column. You see those figures in brackets. Do they refer to students?

A Students that are in the City High School.

Q That's what I thought.

A Yes.

Q Now is it safe then to take the Tuition per Pupil column on page 3 at the right-hand side --

A Yes.

Q -- and multiply those numbers by $150.00 to arrive at a computation as to the cost?

A It doesn't work out.

Q Would that, would it be, were the figures accurate would that be true?

A If the figures were accurate it should check.

Q That should check?

A Yes.

Q Well, that's what I thought, but you haven't the figures for 1954. You see what I am driving at?

A I see what you are driving at. The figures do not appear correct, and that is what the Committee's remarks were made for, they don't think the figures are accurate.

THE CHAIRMAN: Mr. Macdonald, would it be fair to have to ask you to have our Secretary write the School Board, and they are an organized entity and ought to appear here if they want a statement made before the Commission.

A Oh, yes.

Q And it is different from the Hamlet because it had to be done by volunteer people, you had no council.

A That is right, there is no council.

Q Well, I suppose it would be more formal if we had our Secretary

write them rather than to ask you on behalf of the Committee--

A I think you would probably get better results, probably, than I would,

Q Well --

COMMISSIONER ROBISON: I think that should be done myself. All we have from them to date is a short letter.

COMMISSIONER DAVIES: Is it correct to presume that the Board of Trustees of Shouldice Terrace School District all reside within Montgomery?

A To the best of my knowledge they do, sir.

THE CHAIRMAN: What did you say, Mr. Robison, before that?

COMMISSIONER BLACKSTOCK: There is something, a little short letter.

COMMISSIONER ROBISON: We had it right from the beginning, Mr. Chairman, and that is all we have got.

THE CHAIRMAN: Yes, Mr. Macdonald, for your information Mrs. Melrose wrote under date of September 28th that this Board, this was a resolution at their regular meeting, that this Board present a brief to the Royal Commission on Metropolitan Development requesting that the boundaries of the Shouldice Terrace School District Number so-and-so be left as presently constituted, namely, and they go on and name the numbers of the sections.

A Yes.

Q But I thought there was somewhere in it perhaps an

undertaking that they would, and Mrs. Melrose writes again, "The information you wish us to send you in your letter of November 12th has been given to the Montgomery Metropolitan Committee as they wish to present it along with their own documents, since the School Board will not be represented we thought it would be advisable to send it to the Montgomery Metropolitan Committee.

A Yes.

Q And a letter was written on behalf of the Commission, well, I think a similar letter was written to the Council, but there was no Council so it may not have fallen into Mrs. Melrose's hands.

A I guess this is the information here.

Q And I am sure this School Board thought it was complying with our request, we don't wish to be critical of them, but perhaps if you will excuse me, if I ask Dr. Mayo -- you are more familiar with the information that was asked than I am at the moment, and judging from these figures that were presented by Mr. Macdonald in this supplementary statement in his Brief, would you say that the materials furnished, assuming that they are accurate, would be in accordance with the request that was made?

DR. MAYO: Well, they are the least complete of the figures that we have got in in response to our request.

THE CHAIRMAN: I see. Then you would say that it would be quite in order for us to ask Mrs. Melrose to

bring this to the attention of the School Board?

DR. MAYO: Indeed.

THE CHAIRMAN: And ask them, if possible, to name somebody to come down at a time convenient to us and to them in January. Oh, Mr. McGruther, would you make a note of that please.

MR. McGRUTHER: I will, sir.

THE CHAIRMAN: All right, Mr. Macdonald.

A I think, as the Commission can see, the feeling of at least the majority of the inhabitants of Montgomery, and that is for annexation. There is one thing they do feel though, that they have been administered as a Local Improvement District for some time, and the Provincial Government should make some allowance for that in a financial way, so that they are not too overburdened with taxes, I mean some allowance towards sewerage and water. As I can see it at the moment it is practically impossible for them to install the sewerage and water themselves, both from a financial point of view and for a lack of a place to put it.

Q Well, I suppose if they are going to have it somebody must find a place to put it. Calgary might not be much better able to find a place than they are.

A They probably have in mind the expropriation of some land to do it.

Q Oh.

A I mean if they installed their own system, that's what I am speaking of, not an extension from the City.

Q If you had an extension from the City?

A Oh, that would be no problem at all.

Q No problem?

A No.

Q Would there be a place to put it?

A Yes.

Q The only thing that you are talking about --

A I am talking about plants.

Q Sewage disposal plants and the like?

A Yes, if they had to put all that in.

Q Oh yes, I see. That must be learned from Mr. Bredin on the figures that have been submitted as to what it would cost to extend this, but if there wasn't any place to put it it might be quite a job.

A I was talking if they tried to do it themselves, to establish their own installations.

COMMISSIONER ROBISON: May I ask some general questions, Mr. Chairman?

THE CHAIRMAN: Yes, sir.

EXAMINATION BY COMMISSIONER ROBISON:

Q Mr. Macdonald, on page 4 regarding housing, the top of page 4, I question your figures, to be frank with you, where you say, the average value of these houses is $5435.00. Do you

see that? I would say personally that the average would be closer to 3500.

A Well, those are the figures supplied.

Q Well, we don't need to get into a debate on it.

THE CHAIRMAN: Figures supplied to you by whom, Mr. Macdonald?

A By the Committee. They sent around that questionnaire.

THE CHAIRMAN: Yes, I saw it.

COMMISSIONER ROBISON: Don't be confused with what the houses sell for, you are talking about the value of those houses, and all we are concerned with is a cash value.

A I think they are talking about the saleable value, and not the cost of building.

Q That is a different thing altogether.

A Not the cost of building.

THE CHAIRMAN: Excuse me, Mr. --

MR. SMITH: To confirm Mr. Macdonald's statement, they were after either the purchase price or the money the individual put into his home when he built it. I understand that that figure then is a compendium of the price, of the cost of acquiring the home.

COMMISSIONER ROBISON: Well, that's the face value on the Agreement for Sale.

MR. SMITH: That is the face value. As far as they are concerned, their real value, I suppose.

COMMISSIONER ROBISON: No, they are different things.

Well, let's not dwell on that then. The housing standards, what are the housing standards, if any, out in Montgomery, Mr. Macdonald?

A Well, they are much lower than they are in the City of Calgary.

Q Yes, but just for our information what governs, what is the governing legislation?

A As far as I know there is none whatsoever, sir.

Q It all comes under the Local Improvement District?

A It is all under the Local Improvement Board.

Q It just amounts to whatever you can get away with, that's all?

A I think that is just exactly what it is, no regulations at all.

COMMISSIONER DAVIES: No, there was representation on the District Planning Commission, wasn't there, that gave rise to certain building requirements of some kind?

A There may have been, I don't know.

MR. MARTIN: Actually, Mr. Chairman, the building permits are issued through the local administrator for the Local Improvement District and he does this in response to a questionnaire, which is a standard form of the procedure for making application for a permit, and on this standard form the various specifications are put in when applications are made. I believe there is one inspection there during the time of construction.

COMMISSIONER ROBISON: Then there is some control over it?

MR. MARTIN: Yes, there is some control.

MR. SMITH: Yes, there are definitely minimums laid down. This questionnaire Mr. Martin was mentioning, the questionnaire in effect lays down a minimum itself, it asks the owner what he intends to put into his house when he builds it, and then they have a building inspector who makes three inspections.

THE CHAIRMAN: At the risk of giving offence to the representatives of the Town of Bowness, I would like to say, presumably because they have been built more recently, but going along the streets or avenues in the City of Montgomery, or at least the Hamlet of Montgomery, the general appearance is more substantial and attractive than the houses that you would find, speaking broadly, either in Bowness or Forest Lawn. I hope that is not an offensive statement, Mr. Mackintosh?

MR. MACKINTOSH: The only trouble, Mr. Chairman, is that the better class of houses in Bowness are further away from the main highway.

THE CHAIRMAN: Yes.

COMMISSIONER ROBISON: I was just about to make the same comment, Mayor Mackintosh.

THE CHAIRMAN: I have been off the main highway too, but on the other hand though I think it would, this

again being said in a very kindly fashion, but as you yourself reported many of these have been built for a very long time. Now all the development in Montgomery has taken place in the last three years, practically, so that it would seem natural to me at least that they would be a more uniform standard, and if these minimum requirements, which Mr. Martin refers to, were adhered to when the permits were issued, then it would be obvious, I think, we would get a little better standard of construction.

MR. BROWN: Mr. Chairman, I don't want to hold up proceedings, and I don't want this going on the record either, but Mr. Smith and probably Mr. Martin will recall this case, and I just bring it to your attention to rather offset this statement you made about Bowness. In Montgomery we discovered one chap that was going to build a house on his own, going to build it for himself, and I believe he was building it of cement blocks, the foundation, was he not, and he built to the contour of the land, made no excavation to set his levels, or anything else, but the inspector caught him in time and -- that is an actual fact, it may seem absurd, but that is what was happening.

THE CHAIRMAN: What you wish me to get from that, Mr. Brown, is that they don't do that in Bowness?

MR. BROWN: Well, I would say not.

THE CHAIRMAN: It is too level there.

COMMISSIONER ROBISON: You see me at the recess, Mr.

Brown, and I will tell you a better one than that that happened in the City of Calgary.

MR. BROWN: Possibly you could, sir.

THE CHAIRMAN: Yes, Mr. Martin?

MR. MARTIN: There is a remark made in the Engineer's report which is appended to the Montgomery Brief and anticipating things a little, I believe the statement is made that the city sewer is now adequate as far as 37th Street. Well, that is anticipating things because it is intended to make the city sewer adequate all the way to 37th Street, and as far as Montgomery, for that matter, but the sewer, in fact, has not nearly reached 37th Street. I should elaborate further that the existing city sewer on 37th Street is at the present time too small actually to properly carry the city wastes, and that we expect that the year after next the main sewer will have reached 37th Street.

COMMISSIONER ROBISON: I hope you won't draw any conclusions from that, Mr. Brown.

THE CHAIRMAN: Very well, Mr. Robison.

Q COMMISSIONER ROBISON: Going on down on page 4, Mr. Macdonald, I am struck with the statement that the average annual income of the household there where you say the chief wage earner in each household earns $3212.00. It seems to me, I am sure I couldn't lay my hands on it, but that is higher than the average of Calgary.

DR. MAYO: The figures you want, sir, are

on page 7 of the Bowness Brief.

COMMISSIONER ROBISON: Yes.

DR. MAYO: Where it mentions the various areas, Bowness and Calgary.

COMMISSIONER ROBISON: Would you give us those?

DR. MAYO: Would you like those?

COMMISSIONER ROBISON: Yes.

DR. MAYO: The medium, which is not quite the same, as an arithmetic average, the medium earnings in 1951 of the Bowness wage earner family heads was $2296.00. In Calgary the figure was 2521.

THE CHAIRMAN: Both '51, I suppose?

DR. MAYO: '51, sir, yes.

THE CHAIRMAN: The census.

DR. MAYO: This is the census, you see, and I gathered the other day it is from the questionnaire which the Committee sent around. Is that right?

THE CHAIRMAN: Which is just a matter of two weeks ago.

DR. MAYO: More recent, yes, sir. And how reliable, of course, probably not as reliable as the census figure normally speaking. Census figures are not normally.

THE CHAIRMAN: In each case the figure is, in each case though the figure is furnished by the wage earner, isn't it?

DR. MAYO: Yes, sir, they are comparable in that respect. The point is they are $1000.00 higher in Montgomery.

THE CHAIRMAN: Yes, yes, that's the point.

COMMISSIONER ROBISON: My point there was this, that Montgomery is in just as good a position, theretically, on that basis to do things for themselves as the average in the City of Calgary, to bear residential taxation.

MR. MACKINTOSH: Mr. Chairman, I would surmise that the average is arrived at through the rate of earnings, and at the specific time the questionnaire was sent out it did not allow for lay-offs, and so on and so forth.

MR. SMITH: Working that figure back roughly to an hourly wage it comes to about $1.65 an hour which might be reasonable.

MR. BREDIN: I suppose, Mr. Chairman, there is no indication as to how many of these families have also the wife, or some other member, because it speaks of household income, which might be both parties.

A Which is higher, it will express that as a higher figure.

THE CHAIRMAN: Higher than the chief wage earner.

MR. BREDIN: Yes, that is right.

A Some $470.00.

COMMISSIONER ROBISON: It would almost look better, Mr. Macdonald, wouldn't it, if they earned less money?

A Just to look at it it would.

DR. MAYO: May I follow that one up, Mr. Robison?

COMMISSIONER ROBISON: Right, go ahead.

DR. MAYO: On the questionnaire right after the question about total average annual income, there is one, "Do you own a car?". Did we get the information about that, how many owned cars?

A No, I haven't that, but I could find it out for you.

THE CHAIRMAN: You will have to put on television sets too.

DR. MAYO: There is also a question there on occupation. Now if we had that along with the incomes then we would know whether this remark of Mr. Smith's was right.

COMMISSIONER ROBISON: I rather feel that if you could get us that information later, Mr. Macdonald, it would be helpful, if you don't mind.

A Yes I could.

Q And I imagine you can accumulate it from the answers. Now just to refer to something along that line, and I meant to ask this in connection with Bowness, I refer to paragraph one on page 19, it ties in with this, about the people of Montgomery; home-loving, progressive, law-abiding, you know you are going to move us all out there if you keep it up, but what about the transient population out there? As I say I meant to ask that question, and I think I forgot it with

regard to Bowness.

A I don't think it is very heavy.

Q What is the turnover? We have information it is high in Bowness, don't we?

MR. MACKINTOSH: Mr. Chairman, with regard to Bowness, I was talking to one of the principal real estate agents, and he brought up the question with regard to Forest Lawn, and he said the turnover is not very much in Bowness and has not been much.

COMMISSIONER ROBISON: Oh. Thanks, Mayor Mackintosh.

A It is my opinion from what I have gathered, the turnover is not high in Montgomery.

Q It would be higher though, in your opinion, than the turnover in the City of Calgary? Of course that is not a fair comparison.

A That's very hard.

Q My impression is, the reason I ask this, Mr. Macdonald, my impression is that the turnover is considerably higher than the average in this whole district.

A Yes, I think it probably would be.

Q Thereis quite a bit of buying and selling?

A Yes. Well, one reason would be for that that most people work in the City of Calgary, there is no industry there to keep people there.

Q And not too much in the way of amenities to interest them when they are there?

A Yes.

THE CHAIRMAN: Gentlemen, we are going to take a recess now until ten minutes after three. I hope that you will be able to stay, Mr. Macdonald, and that we will conclude the examination as quickly as possible, because I am anxious to get on the record this afternoon the submission of the Municipal District of Springbank.

COMMISSIONER ROBISON: I won't be very long, Mr. Chairman.

THE CHAIRMAN: That's a promise?

COMMISSIONER ROBISON: Well, I want to get the information.

(Adjournment)

THE CHAIRMAN: All right, Mr. Robison, will you carry on.

EXAMINATION BY COMMISSIONER ROBISON:

Q Mr. Macdonald, I refer you to page 7, and I refer you to page 20 under Health. On page 7 is there any, or has there been any medical report similar to the one prepared by Bowness?

A No there has not been, no.

Q All right. On page 20 there is some mention there about, "In the opinion of this Committe--", etc. "a serious health picture is represented, and it is believed the Provincial health authorities should be invested with greater powers --",

well, haven't they got all the powers they need under the Public Health Act?

A They don't seem to be doing very much about it.

Q Well, they have got the powers though?

A I believe so.

Q Well then, that statement isn't just exactly accurate?

A Not exactly accurate.

Q In other words they should be using the powers which they already have?

A They should be using them.

Q All right.

COMMISSIONER BLACKSTOCK: Well, there may not be any local Board of Health.

A There is no local health authority at all there.

COMMISSIONER ROBISON: No medical officer at all?

A No.

MR. MACKINTOSH: Mr. Chairman, Bowness is under the Mountainview Health Unit, and that is the reason we could get this information, and I also believe Montgomery is under the same unit.

COMMISSIONER ROBISON: Now, Mr. Macdonald, are you satisfied, is your Committee satisfied with the projected boundaries for the enlarged area as shown on the Calgary plan affecting the area around Montgomery, are you satisfied with those boundaries?

A Quite satisified, sir.

Q You are. Would you agree with me that the Silver Springs area ought to be brought into the enlarged area?

A I think it should, yes, sir.

Q You know where I mean now?

A Yes, up in the --

Q All right then, one last question with regard to the possibility of any representations, official or unofficial, if and when the enlarged area is an accomplished fact, can you give me any opinion as to that?

A As to what representation they would want?

Q Yes, official or unofficial?

A Well, just the same as any other area in Calgary.

Q You just come in and call it a city.

A As part of the city.

Q I see. Thank you, Mr. Macdonald, that is all.

THE CHAIRMAN: Do you wish to ask any questions, Mr. Blackstock? You, Mr. Davies?

EXAMINATION BY COMMISSIONER DAVIES:

Q Yes. There is a bit I want to ask. Can you tell the Commission what an average tax bill out there looks like, and if you don't know could you send it to the Secretary?

A I will have to find that out for you, sir. I don't know offhand. Well, I can figure that out.

COMMISSIONER ROBISON: The information is in the Brief.

COMMISSIONER DAVIES: Well, we won't stop to figure it

out. If it can't be figured out we have it in picture form from some of the others. I will just leave that. If it can be figured out we will figure it out. Mr. Macdonald, there is one thing that impresses me about this is an analogy along this line; here we have a populated area of 4100 people that has got more population in it than the Town of Forest Lawn.

A That's right.

Q Which is only about 3200. But it hasn't got any Village or Town setup?

A No, sir.

Q But nonetheless the fact that there are 4100 people there in itself dictates that it should have some police protection?

A Yes, sir.

Q That it should have some fire protection?

A That is right, sir.

Q And it should have some of these attributes that go with a community of that size, and it is interesting to me to see how well the Provincial Government itself has been able to manage a municipal area such as this under our existing, under the existing financial means.

A Yes.

Q The net result is that although there are 4100 people there that the only thing they have in the way of a fire department is what they had to pass the hat for. That's right,

isn't it?

A It is pretty haphazard.

Q Outside of the donation of the lot, they took up two annual donations?

A Yes.

Q In respect to police protection, there is no police protection except what is here in Calgary from the local R.C.M.P.?

A Yes.

Q What did you say about health?

A I beg your pardon, sir?

Q What did you say, there is no Health Officer there?

A There are no health authorities there whatsoever.

Q So would you say that it strongly looks as if, when the Government itself is faced with a community of this size that it isn't able to do any more about giving these things because of lack of money than when they are incorporated as a Village or a Town?

A I think they would be worse off then, sir, for this reason, that they have no industry and never will have any industry, it is completely out, and I think it is borne out that a fair proportion of the City's taxation, or a Town, or a Village, comes from business taxes and business properties.

COMMISSIONER ROBISON: You have got one major industry out there, Mr. Macdonald, you have got the Crematorium.

A Yes.

THE CHAIRMAN: Mr. Hayes, have you some questions?

EXAMINATION BY COMMISSIONER HAYES:

Q Yes. I am interested in this, how they finance these homes out there.

A A great many of them are bought by Agreements for Sale, or Lease Option agreements, low down payments.

Q Does that cost them this 22½% that Bowness was speaking of?

A You mean 22½% interest?

Q Yes, discounting lease agreements like?

A I didn't hear how Bowness arrived at that, I was not here.

COMMISSIONER ROBISON: Commissioner Hayes is referring to discounts, he is referring to the discount, 22½% discount.

A Oh, discounts on Agreements for Sale?

Q COMMISSIONER HAYES: Yes?

A I think it would average the same out there.

THE CHAIRMAN: Mr. Macdonald, are these houses built -- I was struck with one thing in your Brief, you said that numbers of them were built by the owners themselves?

A A number of them have been built by the owners, sir.

Q But there are development areas of numbers of houses?

A Yes.

Q 25 or 30 or 40 by contractors?

A Yes, that is right.

Q And that's what Mr. Hayes is referring to, I believe?

A Sold on Agreements for Sale by the contractors?

Q Yes?

A Yes, there is that large --

Q A large percentage have been built that way?

A It would be at least 22%, I would think.

Q Excuse me, Mr. Hayes.

Q COMMISSIONER HAYES: What percentage of your homes, do you say, are financed under this kind of a setup?

A I would say very close to 100%.

Q Bowness had 50%. Do you think yours is 100%?

A Close to it. I think in Bowness's case the older ones would constitute the other 50%, but in Montgomery's case all this development has gone on in the last three or four years. Possibly I am high at saying 100%, but it is certainly over 50%.

Q A large percentage?

A Yes, it is a large percentage.

Q That is all I have, Mr. Chairman.

THE CHAIRMAN: Especially having regard to the fact that there is a considerable percentage of the homes built by the owners themselves?

A Yes, sir.

Q Where the contractor would not come in?

A No.

COMMISSIONER HAYES: 35% I think you had in here somewhere, wasn't it?

A Yes, which are owner built, about one-third are owner built.

COMMISSIONER DAVIES: Mr. Macdonald, to sum up, would it be correct to assume this, that a community of 4100 is plenty large enough to justify (a)a police officer at least.

A That is right, sir.

Q (b), some fire protection?

A That is right, sir.

Q And that these things are not provided because there is obviously not sufficient tax base to do it?

A That is right, sir.

COMMISSIONER ROBISON: And you would add health protection too, Commissioner Davies.

COMMISSIONER DAVIES: Yes.

Q COMMISSIONER HAYES: You do have police protection through the Mounted Police, but they are situated in Calgary?

A Yes, sir, they are situated in Calgary and there might be the odd patrol car going through.

Q Yes, but it is definitely under the Province as far as police protection is concerned?

A Yes.

Q And you do get a measure of police protection, but there is no resident policeman?

A No resident policeman.

COMMISSIONER ROBISON: Are there any lawyers out in Montgomery?

A No. I beg your pardon?

Q Any lawyers?

A Not that I know of.

Q Any banks?

A No, no banks. All there are is a few small stores and two garages, a clothing store I think there and something like that.

COMMISSIONER HAYES: Do you feel that because the greater number of the employed people of Montgomery are employed in Calgary that Calgary has any responsibility to Montgomery?

A I don't feel it has a responsibility to it. I do to this degree, they earn their money in Calgary, and they spend their money in Calgary, and to that degree I think Calgary has a certain responsibility to them.

Q You see up in Edmonton there is an industrial area outside the City, and most of those people live in the City and they say they should have the taxes of that industrial area to support them. If you took the same stand Calgary would have quite a responsibility to Montgomery. You don't feel that that is true?

A Well, I feel there is a certain responsibility there. They are, even though they live in Montgomery, they are part and

parcel of the working population of Calgary, and they are also customers of Calgary, if you want to put it that way, as far as spending their money.

Q You don't feel that because it is a dormitory town that the shifting of the responsibility to you for school purposes, for instance, is an undue hardship?

A Well, I feel this, that Calgary is eventually going to have to take them in, I mean it has pretty nearly grown out to there now, there is that half-mile strip which Standard Gravel operate their pit on, and that is all that separates Calgary and Montgomery.

COMMISSIONER ROBISON: Well, it is de facto part of Calgary right now, isn't it?

A I beg your pardon?

Q De facto it is part of Calgary?

A It is really.

THE CHAIRMAN: Mr. Macdonald, there is a suggestion, I know nothing about the local situation here, but there is a suggestion that Standard Gravel will be discontinuing operation or something, what is --

A When it is discontinued.

Q It has discontinued?

A No, no, it has not discontinued.

Q Well, what did you say then was going to happen?

A If it discontinued.

Q If it discontinued?

A They would just throw that open to home owners and it would close the gap.

Q And to whom will it belong? It isn't now, it is just in the --

A Local Improvement District.

Q -- Local Improvement District?

A Yes.

Q Yes, but then I presume the idea would be to add it to Montgomery, would it?

A I presume it would be, if it was turned into building lots, but still in the Local Improvement District.

COMMISSIONER ROBISON: Mr. Chairman, the lease of Standard Gravel, I believe, extends over a period of ten years, and at the expiration of that time they are obligated to move the hill on the top down and fill in the great hole, or holes that are left, and prepare the ground for a residential subdivision. I think that is correct.

THE CHAIRMAN: I see.

MR. BROWN: Mr. Chairman, that was the condition accepted by the District Planning Commission, that is why we allowed them to go in there, they had to back fill that area the gravel was coming out of, and they were given a ten-year time to complete that operation, and the same agreement applies to the Drive-In Theatre, ten years I think is the life of the agreement at the present time.

THE CHAIRMAN: How long has this agreement with Standard Gravel been running?

MR. BROWN: About three years.

MR. MARTIN: No, about 18 months.

THE CHAIRMAN: Only 18 months. Well, does that mean that --

MR. BROWN: I thought it was more than that. Possibly Mr. Martin knows about it.

THE CHAIRMAN: Somebody here said that the reason they would be discontinuing because they had exhausted the supply of gravel. Is that a fact?

MR. MARTIN: Well, I don't think they will exhaust the supply of gravel, even at the present rate of consumption, which is high, for another ten years.

THE CHAIRMAN: Well then, what is the suggestion that they may discontinue? Do you anticipate that that is a fact, or is this just --

MR. MARTIN: Oh no, I anticipate it is a fact because it won't be economic for them to maintain their plant once the supply of gravel is exhausted, and the supply of gravel is not inexhaustible, although it has several years, there is a good supply there for a number of years yet.

THE CHAIRMAN: So there is no immediate prospect of their discontinuing that?

MR. MARTIN: No, sir, no immediate prospect.

MR. BROWN: It is not likely, probably it will use the ten years.

THE CHAIRMAN: Yes, that's right. Now are there questions, Dr. Mayo, any questions.

EXAMINATION BY DR. MAYO:

Q I only have one, sir. I was trying to relate the figures for the Shouldice School District for those of the Hamlet of Montgomery. Now the School District boundaries, I take it, are somewhat larger than those of the Hamlet itself, is that true?

A Well, according to the description they give here it is all of three sections, whereas, all of 24, 25 and 26, whereas Montgomery is 25, partly in 26 and a small portion in 24.

Q There are three sections in the School District?

A There are three sections in the School. They get school taxes from Standard Gravel, which, if they ever incorporated, they would lose.

THE CHAIRMAN: Was that all, Dr. Mayo?

DR. MAYO: That is all, sir.

THE CHAIRMAN: Then, Mr. Gardiner?

MR. GARDINER: Mr. Chairman, I would like to ask some questions.

THE CHAIRMAN: Come up here then, Mr. Gardiner.

EXAMINATION BY MR. GARDINER:

Q Just one question I think, sir. Mr. Macdonald, it is a very complete Brief, but there is one thing I think you overlooked, that the citizens of Montgomery do enjoy hospital services on the dollar-a-day plan?

A Oh yes, I know that, sir.

Q That is not in the Brief, and I wanted to bring out that it was. Would you mind telling the Commission the amount of taxation borne by the residents for hospital purposes?

A I will have to get that figure for you, sir.

Q I suggest to you that in 1953 the rate was one mill?

A Was one mill, yes.

Q There is no change this year, any serious change?

A I don't know.

COMMISSIONER ROBISON: We have those figures, Mr. Gardiner. It shows 2.71.

MR. GARDINER: I see, Mr. Chairman, that the rate quoted is 2.76 for 1955, and for 1954 2.71. The tax notices I have seen had said one mill in 1953, and that's why I wanted to bring the matter to your attention. Thank you very much, sir.

MR. BREDIN: I was going to ask Mr. Macdonald about a comparison between our Engineering Report of the cost of installing facilities to Montgomery, but I see that the reports, as you mentioned this morning, sir, are not comparable because of the fact in these statements, at least

our Engineering Report includes all the services, and the Haddin, Davis Report is limited only to sewer and water, and I have made a note, sir, to get our Engineering statements for the next Hearing to make a comparison of those too, that we can treat them on a comparable basis.

THE CHAIRMAN: Thank you, Mr. Bredin. Are there any other questions that you need to put to Mr. Macdonald? Then, Mr. Macdonald, not repeating what Mr. Commissioner Davies said, but merely concurring in it, that is to say that the Commission is very grateful to you for the care that you have taken, and I would hope that you will convey to the Committee our appreciation of all the work that they went to in gathering this information on which you based the Brief.

A Yes, sir.

THE CHAIRMAN: Unless there had been initiative and a willingness to co-operate on the part of the citizens out there, we should have been lacking much information which will be very useful to us in comparing the situations in the three areas, you know I mean Bowness and Forest Lawn and Montgomery.

A Yes, sir.

Q So you may now be excused.

A Thank you very much, sir.

MR. BREDIN: I hope, Mr. Chairman, that when the School Division submits their additional Brief that

they will give us some information on the contribution of the Provincial Government by way of grants. That is something I wanted to examine Mr. Macdonald on, but I don't think it is a fair question to him because it is something for the school.

COMMISSIONER ROBISON: We have that information, Mr. Bredin.

MR. BREDIN: Oh, have you?

THE CHAIRMAN: Mr. Bredin, I would be glad to leave with you my copy of this submission from, at least some considerable information furnished us by the Department on finances and such matters in the Municipal, or the Local Improvement District 46, which might give you information which you are looking for. Have you an extra copy by any chance?

COMMISSIONER ROBISON: Mr. Chairman, just before the next order of business is put, might I ask Mr. Bredin that when we come back in January if the City would give us some argument, or some thinking on Section 463, sub-section (2) of the City Act, that is 60% on improvements, can you give that some thought, Mr. Bredin?

MR. BREDIN: With particular reference to whether it ought to be changed upwards or downwards?

COMMISSIONER ROBISON: Yes, why shouldn't it be 100%?

MR. BREDIN: Well, I will do that.

COMMISSIONER ROBISON: Thank you.

THE CHAIRMAN: Now I think we are ready to have the submission from the Municipal District of Springbank. Mr. Lawrence, will you come forward please.

REGINALD F. LAWRENCE, having been duly sworn, testified as follows:

THE CHAIRMAN: This statement of the Municipal District now to be presented by Mr. Lawrence will be 48C.

SUPPLEMENTARY STATEMENT OF THE MUNICIPAL DISTRICT OF SPRINGBANK NO. 45 MARKED EXHIBIT 48C.

A Well, Mr. Chairman, Members of the Commission, you will recall that in the original, or the previous statement made, the Municipal District submitted simply that it was a member unit of the Calgary District Planning Commission and wished to have time, the Council wished to have time to study the brief of the Calgary District Planning Commission, and following on that I beg leave on behalf of the Council to submit the following:

" December 6th, 1954.

To the Royal Commission on
Metropolitan Development of
Calgary and Edmonton,

Sirs:

Further to the partial Brief of the Municipal District of Springbank No. 45 under date of September 30th last, the

Council now desires to expand its submission as follows:-

1) Having studied the statement of the objectives of the Calgary District Planning Commission, and the recommended solution of the metropolitan problems of Calgary, as set out in the Brief of the said Calgary District Planning Commission, the Council concurs therein.

2) The Council has no objection to the annexation, to the City of Calgary, of that portion of the Municipal District comprised within Township 23, Range 1, West of the 5th Meridian.

The Council wishes to express its appreciation of the opportunity of making this presentation to the Royal Commission, and to respectfully wish the Commission every success in bringing its onerous task to a successful conclusion.

MUNICIPAL DISTRICT OF SPRINGBANK NO. 45.

" R. F. Lawrence"

R. F. Lawrence.

Secretary-treasurer. "

THE CHAIRMAN: Will you be seated for a minute, Mr. Lawrence. In your paragraph (2), it has no objection to the annexation to the City of Calgary, and so on. Is that what we have been referring to as Division 1?

A That is correct, sir.

Q Thank you.

EXAMINATION BY COMMISSIONER ROBISON:

Q Could you tell the Commission, Mr. Lawrence, if it is correct that there appears to be some opposition in Division 1 by a group there? I am not sure what the group is. Now your Council approves, or says it has no objection; now there is a group represented by Mr. Crawford, a barrister, and it appears to me they have some objection to this. Do you know what that group is?

A My understanding, Mr. Chairman, is that it is a group of representative ratepayers of that Division 1. And if I might amplify the Section 2. On the date on which the Council met to give me final instructions on this matter, that was the date upon which we received official notification from the Honourable The Minister of Municipal Affairs that the Co-terminus Boundaries unit Number 12 I think it is, yes, the Co-Terminus Boundaries Area Number 12 would be set up not later than January 1st of 1955. Now at that time the Council had received unofficial information as to the objection, or the represtation should I rather say, to which Commissioner Robison has referred, that there was a movement on foot which, by representative ratepayers who would prefer to have had Division 1 set up as a Municipal unit with its own self-government. Now in view of the information received from the Honourable Minister, to which I have referred, and which definitely shows on the map that Division 1 would at that time be included in the

Co-terminus Boundaries Area Number 12, then the Council went further and stated that in view of that they would have, they would not object as a Council to the annexation of that area to the City of Calgary.

Q Has this group at any time made any representations to the Council itself?

A As a group, no. One member of the group is the Councillor for that Division, and he has kept the Council, may I use the words semi-officially informed as to what was going on.

Q Would you care to say, Mr. Lawrence, how representative that group is?

A From what I know of it, sir, I would say it is a very representative group.

THE CHAIRMAN: Mr. Lawrence, were they the people that, when they learned that they were likely to be included in Area 12, the new Municipal District, were they the people who instituted the conversations with the City of Calgary re this proposal to annex Division 1 to the City?

A I believe so, sir, yes.

MR. MARTIN: It was a Committee, Mr. Chairman, which was alleged to be representative of this group who came over to discuss the matter with the City Commissioners.

THE CHAIRMAN: Yes. Well, that's what I meant, it was, the plan was initiated originally by this group out

in Division 1?

MR. MARTIN: Right, sir.

Q COMMISSIONER ROBISON: How many taxpayers would there be in Division 1, Mr. Lawrence, just roughly?

A That's a little hard, Mr. Chairman, to answer. The reason is that there are two fairly thickly populated subdivisions, hamlet subdivisions in there, the Hamlet of Kingsland and the Hamlet of Lincoln Park. Offhand I would say that there were some 750 to 800 individual ratepayers concerned. That is a guess.

COMMISSIONER DAVIES: That is ratepayers, that is not population now, is it?

A No, that is ratepayers. What I mean by that, and I say again that it is a guess --

THE CHAIRMAN: Yes.

A -- is that in sending out tax notices to that area we would send out approximately 750 to 800. Now some of those people could individually own two, three, six, 25 foot lots, and again it is an area in which there are some farms, and again the tax notice would cover a quarter section.

Q COMMISSIONER ROBISON: Would you have any idea as to how many people are on this representative Committee, how many taxpayers?

A I don't know for, I am not certain, sir, I would think about six or eight.

Q Would you have any information as to whether these Hamlets of Lincoln Park and --

A Kingsland?

Q Yes, are represented on that Committee?

A I am not sure as to Lincoln Park. I know Kingsland was represented on that Committee.

Q Therefore there would be six or eight ratepayers out of a total of 700, just an estimate?

A Yes.

Q On that Committee?

A Yes.

Q Thank you, Mr. Lawrence.

EXAMINATION BY THE CHAIRMAN:

Q Mr. Lawrence, the six or eight, they are representative people, aren't they?

A Yes.

Q They are speaking for a considerable number of ratepayers.

A Yes.

Q They are just --

A There was a general meeting called of the ratepayers by this Committee, who on their own initiative had done a certain amount of shall I say investigational work into what could conceivably happen in the event of the inclusion of this area, which is Division 1 of the Municipal District of Springbank, together with the entire Municipal District

into this proposed Co-terminus Boundaries area which is now Number 12, and at that meeting, it was called by way of notices which were prepared by that Committee and which were sent out to every ratepayer shown on the tax roll of the Municipal District, because we ran them through the addressograph for them, calling that meeting, and there was a gathering in the hall of, I should estimate, of around 200 people, that's an estimate --

Q Yes?

A And they, by unanimous agreement asked this Committee to carry on, so I am quite safe in saying the Committee is a representative one.

Q Is a representative Committee, yes. I was afraid that we might get the impression by what Commissioner Robison said that it was a self-appointed committee and I understood from the last Hearing, from the testimony of Mr. Joyce that they were chosen in the way which you say?

A That is right, sir.

THE CHAIRMAN: Mr. Martin, do you want to ask some questions, or make a comment?

MR. MARTIN: We have some information here on the number of parcels, individual land parcels in the area, and it will be between 375 and 400, and that would roughly correspond with the number of ratepayers. That would include Kingsland and Lincoln Park, the two Hamlets to which you referred.

THE CHAIRMAN: Then it is a smaller number than Mr. Lawrence thought, is that the point you are making?

MR. MARTIN: Well, it may be a smaller number, but on the other hand it tied in very well with what we consider the population in that area of 1200 and working it on a family size it would work out to very close to the 375 or 400 figure.

EXAMINATION BY COMMISSIONER DAVIES:

Q Mr. Lawrence, would you tell me what the compelling argument was to influence the Co-terminus Boundaries Commission to tie Division 1 onto the M.D. of Conrich on the north side of Calgary instead of tying it onto Foothills on the south?

A I can't tell you, sir, on behalf of the Commission because I have no definite information, but my own thought in that matter is this, that in the terms of reference to the Co-terminus Boundaries Commission they were authorized to deal with Municipal and School Divisions, and I want to emphasize that word "Division", School Division boundaries. Now what is now left in Division 1 is not a School Division, it is the Glenmore School District Number 114, and as such, and I am expressing my own personal opinion only, the Co-terminus Boundaries Commission had no authority whatever to disturb that School District.

Q And was that point raised when the members of the Co-terminus

Boundaries Commission were in the District, and in your office for example?

A The question, that simple statement was made, according to my recollection, sir, that the Co-terminus Boundaries Commission proposed, effective January 1st, 1954, to detach two rows of sections off the south end of the Municipal District, which was at that time included in Division 1, detach that from the Municipal District of Springbank, and may I say that that two rows of Townships, sorry, two rows of sections were in the Calgary School Division Number 41 as compared to the Glenmore School District Number 114, they detached those two rows of sections in the School Division and attached them to the Municipal District of what is now Foothills Number 31, and I believe I am right in saying Foothills School Division Number, I don't know what it is. But it is my own personal opinion only, sir, that they could not touch in the terms of their reference Glenmore School District Number 114. That is why what is now left of Division Number 1 is co-terminus with the boundaries of the Glenmore School District Number 114, that is why it is left as is. But in the proposal now, of which the Council was advised under date of November 12th, I think, but received on November 26th, a letter from the Minister of Municipal Affairs with an accompanying map showing that the whole of the Municipal District of Springbank, which includes this, what is now left of

Division 1, would be included with the Municipal District of Conrich, three townships, approximately, out of the south-west corner of the Municipal District of Serviceberry, two townships out of the south-west corner of the Municipal District of Three Hills, six townships out of the south end of the Municipal District of Mountain View, and the rest of the Local Improvement District Number 46 reaching to the, almost, not quite, almost to the eastern boundary of the Rocky Mountain Forest Reserve, will be set up as Co-terminus Boundaries Area Number 12.

THE CHAIRMAN: Well now, Mr. Lawrence -- excuse me, Mr. Davies -- that would seem to indicate that the Co-terminus Boundaries Commission thought they had authority to include the School District of Glenmore?

A That's the recommendation now, sir.

Q Yes, and in the event, and I thought I understood you to say, that that recommendation had received the approval of the Minister and would be Gazetted?

A The letter, Mr. Chairman, dated November 12th at Edmonton and received in our office on November 26th, 1954, reads as follows, and it is addressed to myself as Secretary-treasurer, "Dear Sirs: For your information we are taking the liberty of enclosing herewith a copy of those portions of the recently submitted second interim report of the findings and recommendations of the Co-terminus Boundary Commission as they affect your particular area of the

Province, together with a map showing the boundaries recommended for this area. It is our sincere hope that we may have the full co-operation of the members of your Council in implementing the above-mentioned recommendations as far as it is feasible to do so. Since the annual operations of the Municipal Districts and School Divisions commence with the calendar year we feel that the co-terminus unit for your area should be established not later than January 1st, 1955. We trust that early action to erect a unit by that date will meet with your approval. When this unit has been established the provisions of the Municipal District Act, and the School Act will prevail, and the appropriate Minister will have power to make minor adjustments to the boundaries as in the past, should that be deemed desirable or necessary. Yours very truly, C. E. Gerhart, Minister.", and that appears to be the Minister's own personal signature. I am not sure of that, but it looks like it. And there is the map of the area attached.

Q Which does include Division 1?

A Yes, definitely.

COMMISSIONER DAVIES: In Conrich.

A In Co-terminus Area Number 12.

Q Well, one question further; let us suppose that if Division 1 were not annexed within the boundaries of the City of Calgary, would it, in your opinion, as a Municipal Secretary, more properly belong annexed to Foothills?

A My own personal opinion as a Municipal Secretary, Mr. Commissioner, is yes, because it is completely separated from the major part of the area which is north of the city, and north of the area which is bounded on the south by the Indian Reserve.

COMMISSIONER HAYES: The Commission differed in that opinion.

A Pardon?

Q The Commission differed in that opinion.

A The Co-terminus Boundaries Commission?

Q Yes?

A Apparently.

MR. BREDIN: Was that ever suggested to them, Mr. Lawrence, that they join it onto Foothills instead of --

A Not to my knowledge.

THE CHAIRMAN: They don't want to be joined onto anybody, Mr. Bredin. Dr. Mayo.

EXAMINATION BY DR. MAYO:

Q Just one question, sir. Your statement referred to the willingness of Springbank to have this Division 1 area annexed to the City. Now in the City's proposal for enlarged boundaries they have included certain land to the west of the city, which presumably would also come out of what is now Springbank?

A That is right.

Q Well, is the Council also agreeable to the annexation of that land by the City?

A The Council, Mr. Chairman, did not express itself in that connection, other than it is in agreement with the general recommendations of the Calgary District Planning Commission.

THE CHAIRMAN: Yes. Thank you very much.

EXAMINATION BY COMMISSIONER HAYES:

Q Well now, are you equally in agreement, I mean your Municipality, with the application for an entity in itself, a little county setup of Division 1, is your Council in favour of that too?

A They have no objection to that whatever, sir.

Q In other words it is immaterial to you whether they set themselves up as an independent unit or were annexed to Calgary?

A Yes.

THE CHAIRMAN: That is a sheer expression of opinion.

A That's right.

Q I wanted to see if you would go along with this, his expression of opinion. There would be no precedent for establishing a Municipal Division, or call it whatever you like, of that size anywhere in the Province, would there?

A Not to my knowledge, no.

Q Well, --

A But it would be economically feasible in my personal judgment, and I went into the figures, always provided that in any proposed annexation to the City of Calgary on its south boundary that the plant of the Consolidated Mining and Smelting Company was not included in such annexation. In other words if Division 1 was going to be set up as an entity, and in order to function properly the assessment and tax basis which is provided by the C.M. & S. plant should be in that area.

Q It would have to be included, yes.

A Yes.

Q And going further if it is included in the City of Calgary extended boundaries it should go, it should still remain in Division 1 and go along to the City of Calgary, would you go that far?

A I say I am sorry, I didn't get just your meaning.

Q Maybe I didn't express it very clearly. You say that had the Division 1 been set up as an entity in itself for administrative purposes, Municipal purposes, you say that it would only function properly if it had the Nitrogen Plant in it?

A That's right.

Q I am saying that should this Division 1, this area be included in the City of Calgary for annexation, is it reasonable to say that the Nitrogen Plant should go along with that

into the City of Calgary?

A It would automatically go in if all of Division 1 was annexed to the City.

Q Yes. I have been given to understand that the Nitrogen people ask that they be excluded, or left out of anything, but merely that they wanted their present tax position. They seem to be very happy to be members of the Municipal District of Springbank, and they wanted that favourable situation continued, Mr. Lawrence.

COMMISSIONER ROBISON: The CIL Plant is outside of Division 1, isn't it, Mr. Lawrence?

A The CIL Plant?

COMMISSIONER ROBISON: Yes.

A Yes.

THE CHAIRMAN: That is on the other side of the river.

A May I say something else at this time?

THE CHAIRMAN: Yes.

A If this Commission has done nothing else, it has brought to the attention of myself and the Council of the Municipal District that fact which you have just now stated, and which we were not advised of by the taxpayers before, because it is a well-known fact that one of the prerogatives of the taxpayer is to kick no matter how low his taxes are.

COMMISSIONER HAYES: I think everybody will say no to that, eh?

THE CHAIRMAN: Mr. Lawrence, it was very refreshing for us too, it was the first opportunity we had had here of anybody who was measurably well-pleased with his present tax situation, and I think you and your Council are entitled to some satisfaction.

MR. MARTIN: I wonder whether Mr. Lawrence would like to say whether it is a prerogative or a tendency?

A Both.

THE CHAIRMAN: Well, Mr. Lawrence, I assume that since the Municipal District of Springbank is likely to disappear if this Order goes through, that if you appear before us again in any capacity it will not be a Secretary-treasurer to the Municipal District of Springbank.

A I am inclined to think that is correct, sir.

THE CHAIRMAN: Well, let us, I should say that the Commission shares the opinion of the Nitrogen, the authorities of the Nitrogen Plant that we are very happy that you have been able to make these two appearances before us, and we are very grateful for the time you have spent in attending all the sessions of the Commission.

A Thank you very much, sir.

THE CHAIRMAN: This Commission sitting herein is now -- oh, it isn't, Mr. McGruther tells me.

MR. BREDIN: I think, sir, we have about two copies of the bylaw granting permission under the Water, Gas and Electric and Telephone Companies Act with respect to

the Canadian Western Company, and also two copies of the bylaw relating to business taxes. I have also the assessments of the British American Oil Company Limited, and the Imperial Oil Company Limited, and the taxation of the British American Oil Company has been worked out as to what it would be were it not receiving the benefits of the Industries Assessment Act, but at the bottom under heading Actual Taxes Paid the complete figures are shown as to actual taxes.

COMMISSIONER ROBISON: Mr. Bredin, is it possible for the individual members of the Commission to have copies of this, and if so maybe you could file these documents later, or file them now and send us extra copies. I would like to be able to study that at my leisure.

MR. BREDIN: I think that is possible, sir.

COMMISSIONER ROBISON: You see, we have got to compare the situation.

MR. BREDIN: Yes.

THE CHAIRMAN: Then, Mr. Bredin, instead of having them entered and numbered now, could we just reserve that until the opening of the session on the 24th and have the copies distributed.

MR. BREDIN: That is quite satisfactory with me, sir, unless the members would like it sooner.

THE CHAIRMAN: Would you like it sooner?

COMMISSIONER DAVIES: Sir, for myself I won't have the

opportunity, but I would like to have a chance to go over them myself.

COMMISSIONER ROBISON: I would like to have them before we go back to Edmonton on January 4th.

MR. BREDIN: Well, there is certainly no problem in that.

THE CHAIRMAN: You can produce them?

MR. BREDIN: Yes.

THE CHAIRMAN: And you will mail them to Mr. McGruther of our office.

MR. McGRUTHER: I could have them copied out and we can enter them as an Exhibit now.

THE CHAIRMAN: All right.

MR. BREDIN: And I have seven additional copies of the 1953 Financial Statements, and Mr. Gardiner was good enough to bring his copies of the older statements. I think they are all complete except 1951, and with these second copies, I believe you have one copy of the older one, if these are any use to you.

THE CHAIRMAN: Let us have these numbers, if you will, Mr. McGruther. 49, what is it?

MR. MGRUTHER: Bylaw Number 3232, that is the bylaw of the City of Calgary with respect to the Canadian Western Company, Light Heat and Power Company.

BYLAW NUMBER 3232 THEN MARKED AS EXHIBIT 49C.

MR. BREDIN: Mr. Chairman, do you require additional copies of that. I can obtain more of them?

THE CHAIRMAN: I understood them to say -- is this the one you were going to copy, Mr. McGruther?

MR. McGRUTHER: No.

MR. BREDIN: No, that's the re-assessment of the refineries.

THE CHAIRMAN: Oh. Well, do you want additional copies of this, gentlemen?

COMMISSIONER ROBISON: I think we should have copies of all these bylaws, Mr. Chairman.

MR. BREDIN: There is no difficulty with some of them, they are mimeographed and on file.

THE CHAIRMAN: Oh, so that you could furnish Mr. McGruther with additional copies of this one?

MR. BREDIN: Yes.

THE CHAIRMAN: All right, what is 50, Mr. McGruther?

MR. McGRUTHER: Bylaw number 4367, Bylaw of the City of Calgary to provide for a Business Tax and Supplementary Business Tax.

BYLAW NO. 4367 THEN MARKED AS EXHIBIT 50C.

THE CHAIRMAN: And 51?

MR. McGRUTHER: Well, 51 is the -- what do you call this?

MR. BREDIN: It is the tax statement.

MR. McGRUTHER: Tax statement of the assessment of taxes to the British American Oil and the Imperial Oil.

THE CHAIRMAN: One exhibit, the tax statement of the B. A. and Imperial?

MR. McGRUTHER: Yes.

THE CHAIRMAN: All right. For the year 1953?

MR. BREDIN: That is correct, yes.

MR. McGRUTHER: '53, is it?

TAX STATEMENT OF ASSESSMENT OF TAXES TO THE BRITISH AMERICAN OIL COMPANY LIMITED AND THE IMPERIAL OIL COMPANY LIMITED THEN MARKED AS EXHIBIT 51C.

COMMISSIONER ROBISON: That wouldn't be this year's assessment, Mr. Bredin, are you sure? Wouldn't that be including this year's improvements, the new improvement picture?

MR. BREDIN: I believe I am wrong, I believe that is 1954. I better check that.

COMMISSIONER ROBISON: Yes, I think so.

THE CHAIRMAN: Then these financial statements, we have '54, we had it before had we not, Mr. McGruther?

MR. McGRUTHER: Yes.

THE CHAIRMAN: Or '53 I should say.

MR. BREDIN: Yes, you had one copy before.

THE CHAIRMAN: Yes, that's right, and did you furnish some earlier ones than that?

MR. McGRUTHER: Yes, we have them.

MR. BREDIN: You had one copy of each of the earlier ones.

THE CHAIRMAN: Yes. Do you wish them entered as separate Exhibits?

DR. MAYO: No, sir, I don't think that is our practice, 31C can cover that.

THE CHAIRMAN: 31C?

DR. MAYO: Yes, sir.

THE CHAIRMAN: All right.

COMMISSIONER ROBISON: That's this one here?

DR. MAYO: Yes, that is right.

THE CHAIRMAN: Then are we all through with the City of Calgary at 51C, Mr. McGruther?

MR. McGRUTHER: That is all, sir.

THE CHAIRMAN: All right. Mr. Smith is waving something around here. What is it now?

MR. SMITH: Just some old papers. The Gas Bylaw for the Town of Bowness which Mayor Mackintosh had them prepare.

THE CHAIRMAN: Oh yes.

MR. McGRUTHER: That is 46C, that is already in there.

THE CHAIRMAN: Oh, fine.

MR. BREDIN: I suppose, Mr. Chairman, there is no inflexibility in this date of January 24th. Some of our people feel that that is not too long to gather some

of this information.

THE CHAIRMAN: Mr. Bredin, if you had left out the word "no" I would say there is some inflexibility. We, you remember I mentioned this to both Commissioners and to the Mayor, and I think you were here also, and I maybe asked you; in the first place we are, we have this room when the Appeal Court is in Edmonton, and that brings us back here on the 24th of January. We have a period -- is it two weeks then, Mr. McGruther, following the 24th?

MR. McGRUTHER: The Appeal Court sits on the 7th of February, yes, sir.

THE CHAIRMAN: That is two weeks then. And the Commission, we hope to be finished in Edmonton beginning on the 5th, we may not be, but we hope to be, and some time or another the Commission has got to get down to studying all these words, and I would hope that every effort will be made to see that we don't have to come back again for a public hearing. Well, Commissioner Blackstock reminds me that we have a number of other Briefs besides the supplementary material being furnished by the City of Calgary. It may be that this optimistic view of mine may not work out, it may be, as you say, that it is entirely not inflexible.

MR. BREDIN: You perhaps then would be guided by the end of the Appellate Sittings following February 7th if you were not able to finish.

THE CHAIRMAN: We might make a shrewd guess at

the end of the Sittings in Edmonton. Mr. McGruther reminds me that the Minister wants an interim report at some time during the coming session of the Legislature. I have intimated to him that it won't be more than one paragraph.

COMMISSIONER DAVIES: Mr. Bredin, you see it is quite possible that we might take around about three days with the briefs we have not finished that we had hoped that we might get to at this sittings, so if that is so Calgary would have a breather of about three days. That is what you had in mind, Mr. Chairman, isn't it, and then we would be going back to the Calgary further submissions?

THE CHAIRMAN: You mean in three days we might hope to complete the School Board and all the allied -- well, that is rather an optimistic view too, but we could say three days with our ambition. Anyway, Mr. Bredin, we could, we might make you this concession, promise this right now, that we would not hold you to the requirement as we did in the original submissions of the six days previous to the 24th. That might help.

MR. BREDIN: Yes. Thank you, sir. We will do our best to meet that.

THE CHAIRMAN: And we will work the harder when we get them to get ourselves in condition to remove presentations without having the six days before.

MR. MACKINTOSH: Mr. Chairman, the small towns and the Hamlet of Montgomery, as well as the large City of Calgary, I presume I may speak for all of them to let you

return to the very large City of Edmonton, and should you be there for Christmas and when the New Year rolls around we wish you a very Merry Christmas and a Happy New Year.

THE CHAIRMAN: Oh, Mr. Mackintosh, thank you very much. Mr. Blackstock only heard the last two or three words.

COMMISSIONER BLACKSTOCK: I was going to try to tell him not to compete with a motor vehicle with the cutout open.

THE CHAIRMAN: I can assure you though that these were gracious words made not only on the part of the three Towns, at least the Hamlet and the two Towns, but also the City of Calgary wishing the members of this Commission a very Happy and festive Holiday.

MR. LAWRENCE: May I speak also for the Municipal Districts in that, Mr. Chairman.

THE CHAIRMAN: Thank you very much, we are very grateful for that. We are now adjourned until January 24th at 9:45.

MR. McGRUTHER: There is one thing, the Hearings will not be advertised, I will be advising you by letter.
